

ST & ESF 180993 / 10

e-Recorded 1906386 01/10/20 SFC

SPECIAL WARRANTY DEED

B & E Limited Partnership, a New Mexico limited partnership, for consideration paid, grants to **Anchorum St. Vincent**, a New Mexico non-profit corporation, whose address is 1676 Hospital Drive, Santa Fe, New Mexico, 87505, the following described real estate located in Santa Fe County, New Mexico:

See **Exhibit A** attached hereto and incorporated herein by this reference;

SUBJECT TO those matters more particularly set forth on **Exhibit B** attached hereto and incorporated herein by this reference;

with special warranty covenants.

WITNESS its hand and seal effective the 10 day of January, 2020.



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 4
I Hereby Certify That This Instrument Was e-Recorded for Record On The 10TH Day Of January, A.D., 2020 at 01:43:11 PM And Was Duly Recorded as Instrument # 1906386 Of The Records Of Santa Fe County	
Deputy - LORMVIGIL	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

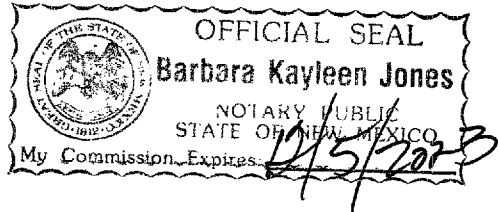
B & E Limited Partnership,
A New Mexico limited partnership

By: Jean C. Eddy
Jean C. Eddy
Its: General Partner

By: Gregory Martin
Gregory Martin
Its: General Partner

STATE OF New Mexico)
) ss.
COUNTY OF Santa Fe)

This Special Warranty Deed was acknowledged before me this 10 day of January, 2020, by Jean C. Eddy, as the General Partner of B & E Limited Partnership, a New Mexico limited partnership, on behalf of such limited partnership.

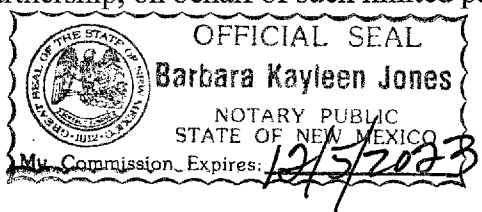


[Signature]
Notary Public

My Commission Expires:

STATE OF New Mexico)
) ss.
COUNTY OF Santa Fe)

This Special Warranty Deed was acknowledged before me this 10 day of January, 2020, by Gregory Martin, as the General Partner of B & E Limited Partnership, a New Mexico limited partnership, on behalf of such limited partnership.



[Signature]
Notary Public

My Commission Expires:

Exhibit A

REMAINDER TRACT C-3 as shown and described on that plat of survey titled *BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT PROJECTED SECTION 11, T. 16 N., R. 09 E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO*, by Mitchell K. Noonan, N.M.P.L.S. No. 6998, dated December 19, 2019, filed for record on December 20, 2019, as Instrument Number 1904961 and recorded in Plat Book 858, page 7-8 of the records of Santa Fe County, New Mexico;

TOGETHER WITH access and underground utility easement over Parcel 1 as granted in plat of survey filed in Plat Book 371, page 6, of the records of Santa Fe County, New Mexico;

Exhibit B

1. Taxes for the year 2020 and thereafter.
2. Sewer and refuse assessments for the year 2019 and subsequent years, not yet due and payable.
3. Any and all reservations or conveyances of record of title or ownership to all oil, gas, hydrocarbons or minerals of whatever nature, within and underlying the premises together with all mining and drilling rights and other rights, privileges and immunities relating thereto.
4. Reservations, conditions and exceptions contained in the Patent from The United States of America to Tomas P. Delgado, dated January 17, 1917 and recorded in Book 951 at page 505, records of Santa Fe County, New Mexico, and the acts of Congress under which said patent was issued.
5. Annexation agreement by and between John Eddy and J. E. Brosseau Jr. and the City of Santa Fe dated July 5, 1982, recorded in Book 458 at page 960, records of Santa Fe County, New Mexico.
6. Notes, conditions, easements and all matters as shown on plat of survey filed in Plat Book 371 at page 6, records of Santa Fe County, New Mexico.
7. Notes 1 and 3 through 9, conditions, exceptions, easements and rights incident thereto, utility lines and rights incident thereto, and all matters as referenced on plat of survey entitled, "Lot Split Plat Prepared for John N. Eddy & J.E. Brosseau Jr., showing Remaining Lands Annexed in 1982 within Section 11, T16N, R 9E, N.M.P.M., Santa Fe County, " recorded April 27, 1998 in Plat Book 385 at page 14, and as amended by Affidavit of Scrivener errors recorded in Book 1489 at page 472, records of Santa Fe County, New Mexico.
8. Notes, conditions, easements, and rights incident thereto, as shown and described on that plat of survey titled *BOUNDARY SURVEY OF REMAINDER TRACT C-3 FOR B&E LIMITED PARTNERSHIP AND ANCHORUM ST. VINCENT LYING AND BEING SITUATE WITHIN THE SANTA FE LAND GRANT PROJECTED SECTION 11, T. 16 N., R. 09 E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO*, by Mitchell K. Noonan, N.M.P.L.S. No. 6998, dated December 19, 2019, filed for record on December 20, 2019, as Instrument Number 1904961 and recorded in Plat Book 858, page 7-8 of the records of Santa Fe County, New Mexico.