

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, “**Grantor**”), for consideration paid, grants and conveys to *Beckner Road Partners, LLC*, a New Mexico limited liability company (“**Grantee**”), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled “Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico”, recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.

Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled “Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18”, recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled “ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.”, recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

