

SPECIAL WARRANTY DEED

AMREP SOUTHWEST INC., a New Mexico corporation f/k/a Rio Rancho Estates, Inc.. a New Mexico corporation ("Grantor"), for consideration paid, grants to **PG PROPERTIES, LLC, a New Mexico limited liability company** ("Grantee") whose address is 211 Montano Road, NW, Suite H, Albuquerque, New Mexico, 87107, the following described real estate in Sandoval County, New Mexico, with special warranty covenants:

Tract numbered Five (5), Lomas Encantadas, as the same is shown and designated in the plat entitled "Lomas Encantadas Tracts 1 Thru 21, A Thru D and Parcels A Thru J, a Vacation and Replat of Portions of Unit Twenty, Including Unplatted Property Within Unit Twenty, Within Sections 22, 23, 25, 26, 27, 34 and 35, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico", recorded in the office of the County Clerk of Sandoval County, New Mexico, on November 10, 2005, in Book 3, Page 2601-A, and in Book 408, Page 48644, as Document No. 200546844 (Rio Rancho Estates Plat Book No. 18, Pages 73-78).

SUBJECT TO THE FOLLOWING:

- 1.) Water rights, claims or title to water, which rights, if any, are hereby reserved to Grantor;
- 2.) All title and interest in and to oil, gas, coal and all other minerals within and underlying the Property, together with all other rights, privileges and immunities relating thereto, which are hereby reserved to Grantor; and
- 3.) Patents, reservations, easements, restrictions, rights-of-way, covenants, taxes and all matters of record.

WITNESS my hand this 8th day of January, 2026.

AMREP SOUTHWEST INC.
a New Mexico corporation

By: _____

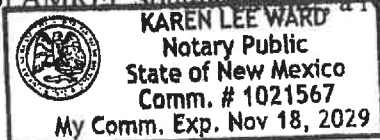
Carey A. Plant
Vice President

STATE OF NEW MEXICO)

)ss.

COUNTY OF SANDOVAL)

This record was acknowledged before me on January 8, 2026, by Carey A. Plant, Vice President of AMREP Southwest Inc., a New Mexico corporation.



Karen Lee Ward
NOTARY PUBLIC

Old Republic Title Company 25-03814-70

Old Republic Title Company 25-03814-40

This document has been recorded electronically. Please see the attached copy to view the Recorder's stamp as it now appears in the Public Record.

SPECIAL WARRANTY DEED

AMREP SOUTHWEST INC., a New Mexico corporation f/k/a Rio Rancho Estates, Inc.. a New Mexico corporation ("Grantor"), for consideration paid, grants to **PG PROPERTIES, LLC, a New Mexico limited liability company** ("Grantee") whose address is 211 Montano Road, NW, Suite H, Albuquerque, New Mexico, 87107, the following described real estate in Sandoval County, New Mexico, with special warranty covenants:

Tract numbered Five (5), Lomas Encantadas, as the same is shown and designated in the plat entitled "Lomas Encantadas Tracts 1 Thru 21, A Thru D and Parcels A Thru J, a Vacation and Replat of Portions of Unit Twenty, Including Unplatted Property Within Unit Twenty, Within Sections 22, 23, 25, 26, 27, 34 and 35, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico", recorded in the office of the County Clerk of Sandoval County, New Mexico, on November 10, 2005, in Book 3, Page 2601-A, and in Book 408, Page 48644, as Document No. 200546844 (Rio Rancho Estates Plat Book No. 18, Pages 73-78).

SUBJECT TO THE FOLLOWING:

- 1.) Water rights, claims or title to water, which rights, if any, are hereby reserved to Grantor;
- 2.) All title and interest in and to oil, gas, coal and all other minerals within and underlying the Property, together with all other rights, privileges and immunities relating thereto, which are hereby reserved to Grantor; and
- 3.) Patents, reservations, easements, restrictions, rights-of-way, covenants, taxes and all matters of record.

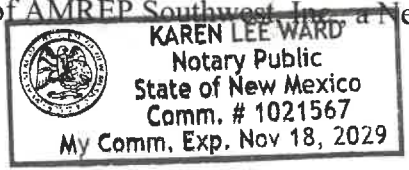
WITNESS my hand this 8th day of January, 2026.

AMREP SOUTHWEST INC.
a New Mexico corporation

By: Carey A. Plant
Carey A. Plant
Vice President

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANDOVAL)

This record was acknowledged before me on January 8, 2026, by Carey A. Plant, Vice President of AMREP Southwest Inc., a New Mexico corporation.



Karen Lee Ward
NOTARY PUBLIC