



<b>Property and Ownership Information</b>			
Name	CORONADO TOWER, LLC	Completed Date	04/23/2020
		Index Date	04/09/2020
Property Address	506 S MAIN ST, LAS CRUCES, NM	Report Type	Deed Search
APN# / Parcel # / PIN#	R0240898	County	Doña Ana
Short Legal Description	WELLS FARGO TRACT SUBDIVISION TRACT A		
Full Legal Description	See attached Deed		

<b>Vesting Information</b>			
Grantee(s)/Deed Owner	CORONADO TOWER, LLC, a Texas limited liability company	Deed Date	04/23/2018
Grantor / Prior Owner	Las Cruces Tower, LLLP, a New Mexico limited liability limited partnership by and through its General Partner Tower Equity LLC, a New Mexico limited liability company	Recorded Date	05/02/2018
Instrument#	1810461	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	Warranty Deed
Notes			

<b>Additional Information</b>
N/A

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## WARRANTY DEED

Las Cruces Tower, LLLP, a New Mexico limited liability limited partnership by and through its General Partner, Tower Equity LLC, a New Mexico limited liability company, for consideration paid, grant(s) to CORONADO TOWER, LLC, a Texas limited liability company, whose address is 1720 Magoffin Ave. El Paso TX 79901, the following described real estate in Dona Ana County, New Mexico:

Parcel 1:

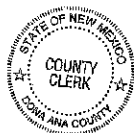
Tract A, WELLS FARGO TRACT SUBDIVISION, in the City of Las Cruces, Dona Ana County, New Mexico, as the same is shown and designated on Plat No. 4700 thereof, filed for record in the Office of the County Clerk of said county on February 28, 2008, and recorded in Book 22, Pages 429-430, Plat Records.

Subject to patent reservations, restrictions and other matters of record as set forth on Exhibit "A" attached hereto.

With warranty covenants.



1810461      MAY 2, 2018 11:10:40 AM      PAGES: 4  
WARRANTY DEED      Deputy: Gerardo Barrera  
Scott Krahlung, County Clerk, Dona Ana, NM





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### EXHIBIT "A"

1. Water rights, claims or title to water.
2. Taxes for the year 2018 and thereafter.
3. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon.
4. Reservations contained in the Patent Deed from the United States of America, recorded in Book 30, Page 55, Deed Records, Dona Ana County, New Mexico.
5. Utility easements, Building Setbacks, Underground Electric line running from the northerly boundary to the north westerly boundary of the property, and 16' wide Alley running along the southerly boundary of property as shown on plat number 5064, filed of record on July 12, 2011, recorded in Book 23, Pages 197-198, Plat Records, Dona Ana County, New Mexico.
6. Affidavit of Correction Wells Fargo Tract Subdivision, filed of record on July 12, 2011, recorded under Inst. #1116131, Records of Dona Ana County, New Mexico.
7. Easement to El Paso Electric Company and Mountain States Telephone and Telegraph Company, filed of record on December 15, 1965, recorded in Book 68, Pages 451-452, Miscellaneous Records, Dona Ana County, New Mexico.
8. Terms and Conditions of that certain Right of Way Access and Abandonment Agreement by and between The First Corporation of Las Cruces, The Mutual Building and Loan Association of Las Cruces, The Cruces Investment Co., Inc., Lowell C. Butler and Lucille P. Butler, his wife, Carlos Blanco and Emma C. Blanco, his wife and Raymond A. Apodaca and Elisa A. Apodaca, his wife for the purpose of providing access vehicular traffic to the property, filed of record on February 25, 1966, recorded in Book 69, Pages 434-438, Miscellaneous Records, Dona Ana County, New Mexico. The rights to use Parcel 2 for vehicular access in favor of parties to original agreement and their successors and assigns.
9. An easement in favor of the City of Las Cruces for street purposes, affecting a portion said land, filed of record on June 20, 1966, recorded in Book 71, Pages 172-173, Miscellaneous Records, Dona Ana County, New Mexico and as shown on the subdivision plat.
10. Terms and Conditions of an unrecorded Contract No. 14-06-503-1544 and Amendment No. 1 thereto between the United States of America and the First National Bank of Dona Ana County, New Mexico, etal., for the purpose of placing the Las Cruces Lateral underground and right thereafter to use the surface for public parking purposes, affecting a portion of said land, as shown on the subdivision plat, recorded September 11, 1969, in Book 85, Pages 73-81 of Miscellaneous Records and as shown on the subdivision plat.

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11. Easement to El Paso Electric Company and Mountain States Telephone and Telegraph Company, filed of record on October 7, 1977, recorded in Book 123, Pages 107-108, Miscellaneous Records, Dona Ana County, New Mexico.
12. Terms and Provisions of an easement for monument purposes, affecting a portion of said land, as excepted and reserved in Special Warranty Deed recorded on July 12, 2007, under Inst. #0724505, Records of Dona Ana County, New Mexico, and as shown on the subdivision plat.
13. Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions, filed of record on March 11, 2008, under Inst. #0807029, First Amendment filed of record on February 9, 2009, recorded under Inst. #0903404, and Second Amendment filed of record on August 2, 2011, recorded under Inst. #1117946, Records of Dona Ana County, New Mexico.
14. Terms and conditions of that certain Common Access Easement Agreement filed of record on May 28, 2008, recorded under Inst. #0815468, Records of Dona Ana County, New Mexico. The rights to use Parcel 3 for vehicular access in favor of parties to original agreement and their successors and assigns.
15. Rights of parties in possession under any and all unrecorded leases as follows: Therapy for Hair & Skin, Office of Acquisition, Fastwaze Magahertz, Volt Information, Safe Harbor, Same Day Security, Inc., Federal Public Defender, Abraham's Restaurant, Arthur Van Haselen III, Engineers Inc., City of Las Cruces, Huseby Inc. and New Mexico Public Defender.
16. Encroachment of concrete curbing onto 10' Utility Easement along easterly boundary of property as approximately shown on Plat of Survey by Moy Surveying Inc., dated June 15, 2001.
17. Encroachment of Concrete curbing, and concrete curbing of 18 spaces, and curbing around 8 spaces onto Right of Way easement along southerly portion of property, Power Line running across southern portion of property, and Data & Phone Line running from south easterly boundary of property to southerly portion of building as approximately shown on Plat of Survey by Moy Surveying Inc., dated June 15, 2001.