

**QUITCLAIM DEED**

The City of Santa Fe, a Municipal Corporation (Grantor), whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, for consideration paid, quitclaims to Luna Capital Advisors, LLC, a New Mexico limited liability company (Grantee), whose address is 83 Placita de Oro #7, Santa Fe, New Mexico 87501, the following described real property in Santa Fe County, New Mexico:

**LEGAL DESCRIPTION**

That certain 10,242 square feet of building and improvements only, known as the "Santa Fe Clay Building," located on Parcel F-1 at 545 Camino de la Familia, Santa Fe, NM 87501, in the Santa Fe Railyard, as reflected in the Santa Fe Railyard Master Plan, lying and being situated within the City and County of Santa Fe, New Mexico, more particularly described as follows:

The 10,242 square foot building and improvements that lay on Parcel F1 which is delineated on the "ALTA/ACSM LAND TITLE SURVEY OF PARCEL G, NORTH AREA OF THE SANTA FE RAILYARD" recorded in Plat Book 770, Page 16, of the records of the Clerk of Santa Fe County, New Mexico, a copy of which Survey is attached as Exhibit A to this deed and incorporated herein by reference. The above-described building is located on Parcel F-1 as shown on the attached "Updated Lease Area Survey Prepared for the City of Santa Fe and the Santa Fe Railyard Community Corporation," prepared by Mitchel K. Noonan, NMPLS No. 6998, on January 10, 2007, a copy of which Survey is attached as Exhibit B and incorporated herein by reference.

The property hereby conveyed is more particularly described as:

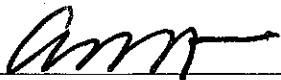
Improvements designated as being located on Parcel F-1 within that certain Improvement location report more particularly described by metes and bounds of Parcel F-1 as follows:

Commencing at the Point of Beginning being the southeast corner of said lease parcel and from whence the Santa Fe County Control marker #12 bears South 23°44'30" West, a distance of 1304.12 feet, Thence from said point of beginning North 53°12'25" West, a distance of 167.73 feet to a calculated point; Thence North 36°58'53" East, a distance of 78.22 feet to a calculated point; Thence South 53°12'25" West, a distance of 167.75 feet to a calculated point; Thence South 36°59'30" West, a distance of 78.22 feet to the Point of Beginning.

Containing 13,120 square feet, more or less as shown on that Improvement Location Report prepared by Mitchel K. Noonan, NMPS No. 6998 dated 3/26/2020 as Project No. C-1964-N-F-1.

The said 10,242 square feet of building and improvements, more or less, is conveyed as is, and subject to covenants, restrictions, rights, rights of way, a ground lease with the Santa Fe Railyard Community Corporation, as amended, and easements now of record, if any. The Grantor having quitclaimed the above described property for consideration paid by the Grantee for a fair market value and consideration, declares that this quitclaim is freely and fairly made.

Witness my hand and seal this 31<sup>st</sup> day of December, 2020.



Alan M. Webber, Mayor of the City of Santa Fe

## **ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 )ss.  
COUNTY OF SANTA FE )

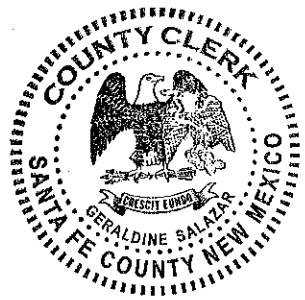
This instrument was acknowledged before me this 31<sup>st</sup> day of December, 2020 by Alan M. Webber, Mayor of the City of Santa Fe, a municipal corporation, on behalf of said entity..

## My Commission Expires:

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

I Hereby Certify That This Instrument Was Filed for  
Record On The 31ST Day Of December, 2020 at 01:43:15 PM  
And Was Duly Recorded as Instrument # 1939193  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy Dorothy Lomero County Clerk, Santa Fe, NM



REF. SHEET NUMBER 123456789



## EXHIBIT B

UPDATED LEASE AREA SURVEY PREPARED FOR THE  
CITY OF SANTA FE AND THE SANTA FE  
RAILYARD COMMUNITY CORPORATION

LYING AND BEING SITUATE WITHIN TRACT 1 (15,918 ACG) NORTH AREA  
WITHIN PROJECTED SECTIONS 23, 24 & 26, T 17 N, R 9 E, N.M.P.M.

