

SPECIAL WARRANTY DEED

Jeffrey Epstein, Trustee of the Zorro Trust, an Ohio Trust uti dated March 1, 1993, as amended, grants to Cypress, Inc., a Virgin Islands corporation, with an address of 9100 Havensight, Port of Sale, Suite 15/16, St. Thomas, United States Virgin Islands 00802, the real estate located in Santa Fe County, New Mexico described on Exhibit A attached to this Special Warranty Deed.

With Special Warranty Covenants.

Subject to easements, restrictions, encumbrances and all other matters of record and taxes for 2011 and thereafter.

Dated: December ____, 2011.

JEFFREY EPSTEIN, Trustee of the Zorro
Trust uti dated March 1, 1993, as amended

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on December ____, 2011, by Jeffrey Epstein, Trustee of the Zorro Trust uti March 1, 1993, as amended.

Notary Public

My commission expires:

EXHIBIT A

Tract 1:

Township 12 North, Range 9 East, N.M.P.M.

- Section 3: S 1/2
- Section 4: S 1/2 SE 1/4, NE 1/4 SE 1/4
- Section 8: SE 1/4, NE 1/4
- Section 9: SW 1/4, NW 1/4, N 1/2 NE 1/4
- Section 10: NE 1/4, N 1/2 NW 1/4, SE 1/4 NW 1/4
- Section 17: E 1/2
- Section 20: E 1/2
- Section 27: N 1/2 S 1/2, SE 1/4 SE 1/4
- Section 28: SW 1/4, SW 1/4 NW 1/4, N 1/2 SE 1/4, SW 1/4 SE 1/4

Tract 2:

Township 12 North, Range 9 East, N.M.P.M.

- Section 2: W 1/2 SE 1/4, Lots 5 and 6
- Section 4: SW 1/4 NE 1/4, NW 1/4 SE 1/4, NE 1/4 SW 1/4,
SE 1/4 NW 1/4 and SE 1/4 SW 1/4
- Section 9: SE 1/4, S 1/2 NE 1/4
- Section 10: SE 1/4, E 1/2 SW 1/4, SW 1/4 NW 1/4, W 1/2 SW 1/4
- Section 11: W 1/2, W 1/2 E 1/2
- Section 14: W 1/2 and that portion of the W 1/2 SE 1/4 west of
Highway 41 and that portion of Lots 3 and 4 west of Highway 41
- Section 15: All
- Section 21: NW 1/4 NE 1/4, E 1/2 E 1/2
- Section 22: All
- Section 23: NW 1/4 and that portion of the NE 1/4 west of
Highway 41
- Section 27: N 1/2
- Section 28: E 1/2 NE 1/4

Township 13 North, Range 9 East, N.M.P.M.

- Section 35: E 1/2 E 1/2

Tract 3:

Township 12 North, Range 9 East, N.M.P.M.

Section 21: W 1/2, SW 1/4 NE 1/4, W 1/2 SE 1/4

Section 23: that portion of the S 1/2 west of Highway 41

Section 26: that portion of the N 1/2 and that portion of the
N 1/2 SW 1/4 west of Highway 41

Section 28: W 1/2 NE 1/4, E 1/2 NW 1/4, NW 1/4 NW 1/4

EXCEPTING from Tract 1, Tract 2, and Tract 3:

The real property shown as "Tract A" as shown on the plat survey for Zorro Trust prepared by Timothy Ray Oden, N.M.L.S. #8667 dated April 7, 1998 and filed for record on May 15, 1998, in Plat Book 386 at page 043 records of Santa Fe County, New Mexico.