Book 2015 Page 1562

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 19th day
of June AD 2015
Carla M. Becker, Auditor
By D. Hildebrand, Deputy

Above Space for Recorder's Use:

Parcel Identification Number: Tract 1 – 00045000030430001, Tract 2 - 00049000040170001, Tract 3 - 00055000030150001, Tract 4 - 00059000020250001, Tract 5 - 00061000060460001, Tract 6 - 00069000010420001

Prepared by and return to:
Kutak Rock LLP
Attn: Allissa L. Sims
234 East Millsap Road, Suite 200
Fayetteville, AR 72703

Name and Address of person responsible for taxes:
Windstream Communications
Attn: Christine Zihala
4001 Rodney Parham Road
Little Rock, AR 72212

SPECIAL WARRANTY DEED

This WARRANTY DEED, made this 24th day of April, 2015, is between WINDSTREAM IOWA COMMUNICATIONS, LLC, a Delaware limited liability company, as successor-in-interest to Iowa Telecommunications Services Inc., an Iowa corporation ("Grantor") and CSL IOWA SYSTEM, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 10802 Executive Center Drive, Benton Bldg., Suite 300, Little Rock, AR 72211.

WITNESSETH, for and in consideration of the sum of One and No/100 Dollar, Grantor does hereby does hereby GRANT, BARGAIN, SELL, CONVEY, AND ASSIGN unto Grantee, and its successors and assigns, certain real property situated, lying, and being in the Cities of Colesburg, Delhi, Earlville, Greeley, Hopkinton and Ryan, Delaware County, Iowa, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").
on page numbers 3 and 4

TO HAVE AND TO HOLD the Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances, and hereditaments thereunto belonging, subject to the conditions, restrictions, reservations, covenants, easements, rights of way, declarations, and agreements of record affecting title to the Property

AND SAID GRANTOR does hereby covenant with Grantee that Grantor has legal power and lawful authority to convey the Property, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor but none other.

WITNESS the hand of the Grantor this 24th day of April, 2015.

GRANTOR:

WINDSTREAM IOWA COMMUNICATIONS, LLC, a Delaware limited liability company, as successor-in-interest to Iowa Telecommunications Services Inc., an Iowa corporation

Kristi Moody, Senior Vice President/Corporate Secretary

STATE OF ARKANSAS §
SS
COUNTY OF Pulaski §

On this 20th day of March, 2015, before me, a notary public in and for the county and state aforesaid, came Kristi Moody, to me known to be the Senior Vice President/Corporate Secretary of WINDSTREAM IOWA COMMUNICATIONS, LLC, a Delaware limited liability company, as successor-in-interest to Iowa Telecommunications Services Inc., an Iowa corporation, who is personally known to me to be the person who executed the within document and who duly acknowledged that said entity executed the same.

In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year last above written.

Notary Public

My Commission Expires:

7-22-18

LEE E. WILEY
Commission #12367076
NOTARY PUBLIC
My Commission Expires July 22, 2018
PULASKI COUNTY, ARKANSAS

EXHIBIT "A"

The Property

TRACT 1 (Ref. No. 899)

Lot 1 of Lot 7 of the Subdivision of the Southeast ¼ of the Northwest ¼ of Section 4, Township 90 North Range 3, West of the 5th Principal Meridian, Book 2 Page 80, in Delaware County, Iowa.

TRACT 2 (Ref. No. 571)

Lot 9 and the East 2/3rds of Lot 8, Block 3, Delhi, Iowa, according to plat recorded in Book A L.D., pages 128-129 and also per Plat Book 7 page 150, Delaware County, Iowa.

TRACT 3 (Ref. No. 861)

The West 30 feet of that part of the SE ¼ of the NE ¼ of Section 35, Township 89 North, Range 4 West of the 5th p.m., described as commencing at a point 4 rods North of the Northeast corner of Lot 4, Block 31, Earlville, formerly Nottingham, Iowa, and running thence north 34 feet more or less to a point 50 feet South of the centerline of the Dubuque and Sioux City, now Illinois Central, railroad track, thence Westerly parallel with said centerline of railroad track 8 rods, thence South 34 feet, thence Easterly parallel with said centerline of railroad track 8 rods to the point of beginning; and that part of the SE ¼ of the NE ¼ of said Section 35 described as commencing at the Northeast corner of Lot 4, Block 31, Original Town of Earlville, Iowa, thence North 66.2 feet, thence South 85° 20' West 131.9 feet to the point of beginning, thence South 85° 20' West 53.8 feet, thence North 36.0 feet to a point 50.0 feet normally South of the centerline of the Illinois Central Railroad right of way, thence Northeasterly parallel to said centerline 53.84 feet, thence South 36.3 feet to the point of beginning, per plat recorded in Book 4 Plats, Page 19.

TRACT 4 (Ref. No. 804)

The South 30 feet of the East 30 feet of Lot 13, Block 2, Greeley, Iowa, according to Plat recorded in Book 1 Plats, pages 54-55. Situated in Delaware County, Iowa.

TRACT 5 (Ref. No. 543)

The West 12 ½ feet of the East 15 ½ feet of the North 120 feet of Lot 3 Block 11, Carter's Addition to Hopkinton, Iowa; and the West 23 feet of Lot 2 except the south 60 feet thereof, and the East 3 feet of the North ½ of Lot 3, all being Block 11, Carter's Addition to Hopkinton, Iowa.

TRACT 6 (Ref. No. 811)

The West 22 feet of Lot 8, Block 10, Ryan, Iowa according to plat recorded in Book 1 Plats, Page 42.County, Iowa.

LESS AND EXCEPT: The South 73 feet of the West 22 feet of Lot 8, Block 10, Ryan, Iowa, according to Plat recorded in Book 1 Plat 2 Page 42. Plat recorded in Book 2003 Page 2149.