

REAL ESTATE TRANSFER	
TAX PAID 39	
STAMP #	
\$ 4.00	
Michelle Utsler	
RECORDER	
7-26-01	Madison
DATE	COUNTY

SPECIAL WARRANTY DEED

(IA 379, Madison County, Iowa)

FILED NO. **003242**
 BOOK **2001** PAGE **3242**
 2001 JUL 26 AM 11:56
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

For the consideration of Two Thousand Seven Hundred (\$2,700) dollars and other valuable consideration, **AT&T Broadband HCI, LLC**, an Iowa limited liability company, successor by conversion of Heritage Cablevision, Inc., an Iowa corporation, which was the successor by merger to Hawkeye Communications, Inc., an Iowa corporation, with a mailing address of 188 Inverness Drive West, Englewood, CO 80112 ("Grantor"), does hereby convey to **MCC Iowa LLC**, a Delaware limited liability company with a mailing address of 100 Crystal Run Road, Middletown, NY 10941 ("Grantee"), the following described real estate in Madison County, Iowa:

REC \$ 15⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

to have to hold the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the Grantee, and unto its successors and assigns forever;

subject to taxes, assessments and governmental charges not yet due and payable, and easements, rights-of-way, restrictions and other matters of record or apparent;

and Grantor warrants the title to same to Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURE ON FOLLOWING PAGE]

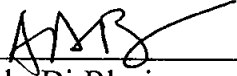
Prepared by: Lynn Cleveland Holland & Hart, 555 17th St., Denver, Colorado 80202

Address Tax Statement: MCC-Iowa, LLC, 1100 Crystal Run Road,
 194/55 Middletown, New York 10941

Signed this 10th day of July, 2001.

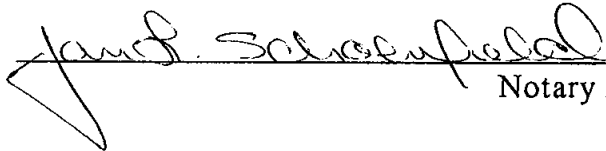
**AT&T BROADBAND HCI, LLC, an Iowa
limited liability company**

By: AT&T Broadband, LLC, its sole member

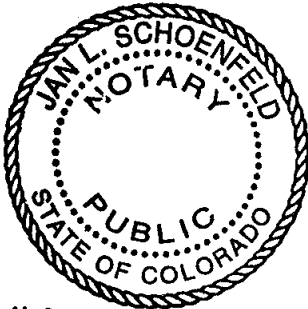
By: 
Alfredo Di Blasio
Vice President

STATE OF COLORADO, COUNTY of ARAPAHOE, ss:

On this 10 day of July, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Alfredo Di Blasio, to me personally known, who being by me personally sworn, did say that he is the Vice President of AT&T Broadband, LLC, sole member of AT&T Broadband HCI, LLC, an Iowa limited liability company, and that the instrument was signed on behalf of said limited liability company AT&T Broadband HCI, LLC by authority of its sole member, and the officer acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company AT&T Broadband HCI, LLC by it and by the officer voluntarily executed.


Notary Public

[SEAL]



My Commission Expires 3/14/05

My commission expires: _____

EXHIBIT "A"

Legal Description of Property

A parcel of land described as commencing at the Northwest corner of the West 5 1/2 acres of the East 13 1/2 acres of the South Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, which is also the South line of Vine Street of Wilsey's Addition to Winterset, Iowa; thence South 0°00' 357.42. feet to the Northeast line of Old U.S. Highway 169 right-of-way, thence South 33°51' East 285.00 feet along said right-of-way line to the point of beginning; thence North 60°58 East 208.61 feet to the East line of said 5 1/2 acre tract; thence South 0°29' West 230.00 feet to the South line of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Six (6); thence North 88°59 West 95.25 feet along said South line to the Northeast right-of-way line of Old U.S. Highway 169; thence North 33°51' West 153.00 feet along said right-of-way line to point of beginning; and excepting therefrom that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the said Section Six (6); thence on an assumed bearing of South 00°11'53" West 9.83 feet along the West line of the said Northwest Quarter (1/4); thence South 33°24'36" East 1566.59 feet along the tangent line and centerline of the present highway to the point of beginning; thence North 56°35'24" East 40.00 feet to the Easterly right of way line of the existing right of way line of the existing highway; thence South 51°54'44" East 160.44 feet; thence N 88°32'26" West 59.45 feet to the Easterly right of way line of the existing highway; thence continuing North 88°32'26' West 50.51 feet to the centerline of the present highway; thence Northwesterly 39.81 feet along the centerline of the present highway and on a non-tangential curve concave Northeasterly, having a radius of 1146.00 feet, a central angle of 01°59'24" and a chord 39.80 feet in length bearing North 34°24'18" West; thence North 33°24'36" West 49.48 feet along the centerline of the existing highway to the point of beginning.

Together with access easement 20 feet in width as set forth in Liber 49 Page 778