

BK: 2018 PG: 1056
Recorded: 4/6/2018 at 11:04:10.0 AM
Fee Amount: \$32.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

This document prepared by:

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Brown Rudnick LLP
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**Recording requested by,
and when recorded, return to:**

Fidelity National Title Insurance Co.
7130 Glen Forest Drive, Suite 300
Richmond, VA 23226
Attn.: Ms. Giusy Hansen

**EXEMPT FROM IA CODE
§ 428A.1 TAX REQUIREMENTS
PER IA CODE § 428A.2 (21)**

Tax Parcel ID: 820005100051000

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SPECIAL WARRANTY DEED
[Winterset, Madison County, Iowa]

For the consideration of TEN (\$10.00) DOLLARS and other valuable consideration, **MCC IOWA LLC**, a Delaware limited liability company with a mailing address of One Mediacom Way, Mediacom Park, NY 10918 ("Grantor"), does hereby convey to **CTI TOWERS ASSETS II, LLC**, a Delaware limited liability company with a mailing address of 5000 CentreGreen Way, Suite 325, Cary, NC 27513 ("Grantee"), the following described real estate in Madison County, Iowa:

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;

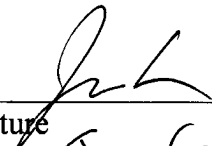
subject to taxes, assessments and governmental charges not yet due and payable, and easements, rights-of-way, restrictions and other matters of record or apparent;

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.

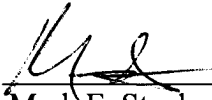
[Balance of Page Intentionally Left Blank]

Sealed and Delivered
IN THE PRESENCE OF:

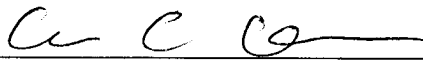
MCC IOWA LLC,
a Delaware limited liability company



Witness Signature
Print Name JACK GRIFFIN

By: 

Mark E. Stephan
Executive Vice President and
Chief Financial Officer
March 15, 2018



Witness Signature
Print Name CARRIE L ORETLAND

STATE OF NEW YORK }
 } ss.
COUNTY OF ORANGE }

On the 15th day of March in the year 2018 before me, the undersigned, personally appeared Mark E. Stephan as Executive Vice President and Chief Financial Officer of MCC IOWA LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lauren Predmore
Qualified in Orange County
State of New York
No: 1PR6334472
Commission exp. December 21, 2019



Notary Public
Print Name: Lauren Predmore
My Commission Expires: December 21, 2019

**EXHIBIT A
LEGAL DESCRIPTION**

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 308.61 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.

SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT 20 FEET IN WIDTH AS SET FORTH IN LIBER 49, PAGE 778.

AND BEING THE SAME PROPERTY CONVEYED TO MCC IOWA LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM AT&T BROADBAND HCI, LLC, AN IOWA LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION OF HERITAGE

CABLEVISION, INC., AN IOWA CORPORATION BY SPECIAL WARRANTY DEED
DATED JULY 10, 2001 AND RECORDED JULY 26, 2001 IN INSTRUMENT NO. 003242.

TAX PARCEL NO. 820005100051000

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