

**Recording requested by,  
and when recorded, return to:**  
Fidelity National Title Group  
Attn: Dionne Carter  
7130 Glen Forest Drive, Suite 300  
Richmond, VA 23226

**This document prepared by:**  
Brown Rudnick LLP  
Jeffrey L. Vigliotti  
One Financial Center  
Boston, MA 02111

16506233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Tax Parcel ID No. 22-3S-01E-000-05403-001**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and executed as of the 1st day of April, 2013, by CTI Towers, Inc. with its principal office and place of business and address at 38 Pond Street, Suite 305, Franklin, MA 02038 (hereinafter referred to as the "Grantor") to CTI Towers Assets I, LLC, a Delaware limited liability company, whose address is 38 Pond Street, Suite 305, Franklin, MA 02038 (hereinafter referred to as the "Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, that certain piece, parcel or tract of land situated in Wakulla County, Florida, more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with and subject to all rights and privileges excepted or reserved by instruments of record including the exceptions described on Exhibit "B", to have and to hold the described property to Grantee and Grantee's successors and assigns, forever, and Grantor does warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

RECEIVED APR 05 2013

Mail all tax statements directly to: CTI Towers Assets I, LLC  
38 Pond Street, Suite 305  
Franklin, MA 02038

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Unofficial Copy

IN WITNESS OF THE ABOVE, Grantor has executed this deed on the date first written above.

Signed, sealed and delivered in the presence of:

[Signature]

Print Witness Name: GARRIE L. LARSON

[Signature]

Print Witness Name: [Signature]

CTI Towers, Inc.

[Signature]

By: [Signature]  
Print Name: Anthony F. Peduto  
Title: Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 1st day of April, 2013, before me, the undersigned notary public, personally appeared Anthony F. Peduto, proved to me through satisfactory evidence of identification, which was personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, as Chief Executive Officer of **CTI Towers, Inc.**, a Delaware corporation, and acknowledged to me that he signed it voluntarily for its stated purpose.



**DANIELLE L. LAMBERT**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 29, 2019

[Signature]

Notary Public  
Print Name: **DANIELLE L. LAMBERT**  
My Commission Expires: 08/29/2019

ORIGINAL COPY

EXHIBIT "A"

Commence at St. Joe Paper Company concrete monument marking the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 3 South, Range 1 East, Wakulla County, Florida, and proceed South 02 degrees 27 minutes 20 seconds East along the West boundary of said Northeast Quarter of Northwest Quarter 684.90 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 02 degrees 27 minutes 20 seconds East along said West boundary of Northeast Quarter of Northwest Quarter 188.68 feet to a concrete monument, thence run North 88 degrees 41 minutes 52 seconds East 142.16 feet to the Westerly right-of-way boundary of State Road 363, thence run North 18 degrees 10 minutes 26 seconds West along said Westerly right-of-way boundary 197.13 feet, thence South 88 degrees 41 minutes 52 seconds West 88.75 feet to the POINT OF BEGINNING.

AND BEING a portion of the same property conveyed to Comcast Cablevision of Indianapolis, L.P., a Delaware limited partnership from Comcast Real Estate Holdings, Inc., a Delaware corporation by Special Warranty Deed dated May 24, 2000 and recorded May 31, 2000 in Deed Book 381, Page 622 AND FURTHER CONVEYED to CTI Towers, Inc., a Delaware corporation, from Comcast of Indianapolis, L.P. f/k/a Comcast Cablevision of Indianapolis, L.P. by Special Warranty Deed dated August 1, 2011 and recorded August 29, 2011 in Deed Book 860, Page 237.

Tax Parcel No. 22-3S-01E-000-05403-001

Unofficial Copy

EXHIBIT "B"

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Taxes and special assessments which are not shown as existing liens by the public records.
6. Taxes for the prior, current and subsequent tax years which are hereafter assessed and are not yet due and payable.

61102638 v2-WorksiteUS-030332/0005

Unofficial Copy