

2019001511 00128FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$725.00**

PRESENTED & RECORDED

01/14/2019 02:57:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3442**PG: 1523 - 1530**

 The property referenced herein *includes* the primary residence of the grantor shown above.
OR

 X The property referenced herein *does not* include the primary residence of the grantor shown above.

*THE GRANTOR AND THE GRANTEE
CONFIRM THE EXCISE TAX IS \$725.00.*

Tax Lot No./Parcel Identifier No.: 6829-38-6101
and 6829-27-2219

Mail after recording to: Crown Castle, 1220 Augusta Drive, Suite 600, Houston, TX 77057

This instrument was prepared by: Parker Poe Adams & Bernstein LLP (BGB)

CR280-157583 BU 816268 (B) ASR

Brief Description For The Index:

6589 University Parkway and 0 Bray
Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of January, 2019, by and between:

GRANTOR	GRANTEE
R. H. JOHNSON CONSTRUCTION COMPANY, a North Carolina corporation 86 Wood Avenue, Asheville, NC 28803	CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company Tax bill mailing address: 2000 Corporate Drive Canonsburg, PA 15317

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Winston North ASR (B)

BU 816268/ BU 830699

PPAD 1/15/2019

1
Submitted electronically by "Solidifi Title and Closing LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

Grantor is conveying fee simple interest in each of the lots or parcels described on Exhibit A regardless of how same may be named or titled on Exhibit A.

The property hereinabove described was acquired by Grantor pursuant to that Deed dated October 3, 1984, and recorded in Book 1460, Page 311 in the Forsyth County Register of Deeds Office ("Registry"); by that North Carolina Quitclaim Deed dated _____, 2019, and recorded in Book _____, Page _____ in the Registry; and by that North Carolina General Warranty Deed dated May 3, 1989, and recorded in Book 1666, Page 1866 in the Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

See EXHIBIT B attached hereto and incorporated herein by this reference.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has signed this North Carolina General Warranty Deed as of the day and year first above written with the intention of signing this instrument under seal.

GRANTOR:

R. H. Johnson Construction Company,
a North Carolina corporation

By: [Signature] (SEAL)
Print: Christopher Johnson
Title: President

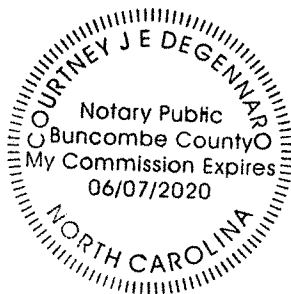
STATE OF North Carolina

COUNTY OF Buncombe

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing North Carolina General Warranty Deed under seal: R. H. Johnson Construction Company, a North Carolina corporation, by Christopher Johnson, its President.

Date: 01/09/2019

[SEAL OR STAMP]



By: [Signature]
Print Name: Courtney J. E. DeGennaro
Notary Public
My Commission Expires: 06/07/2020

EXHIBIT ATract 1:

A TRACT OR PARCEL OF LAND IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, IN BETHANIA TOWNSHIP, AND BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE EASTERN RIGHT OF WAY OF N.C. ROUTE 66, BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY, N 14° 17' 24" W FOR A DISTANCE OF 86.08 FEET TO THE CENTERLINE OF A GRAVEL PATH; THENCE DEPARTING SAID RIGHT OF WAY, THEN FOLLOWING THE CENTERLINE OF SAID GRAVEL PATH THE FOLLOWING 10 CALLS:

N 70° 10' 13" E FOR A DISTANCE OF 568.10 FEET TO A POINT.
 N 57° 47' 16" E FOR A DISTANCE OF 42.65 FEET TO A POINT.
 N 23° 03' 47" E FOR A DISTANCE OF 67.29 FEET TO A POINT.
 N 20° 56' 25" E FOR A DISTANCE OF 103.56 FEET TO A POINT.
 N 36° 41' 44" E FOR A DISTANCE OF 58.05 FEET TO A POINT.
 N 43° 29' 24" E FOR A DISTANCE OF 80.10 FEET TO A POINT.
 N 46° 41' 09" E FOR A DISTANCE OF 87.81 FEET TO A POINT.
 N 52° 33' 02" E FOR A DISTANCE OF 61.62 FEET TO A POINT.
 N 56° 02' 26" E FOR A DISTANCE OF 72.86 FEET TO A POINT.
 N 63° 25' 46" E FOR A DISTANCE OF 100.00 FEET TO A POINT.

THENCE LEAVING SAID CENTERLINE, N 67° 06' 15" E FOR A DISTANCE OF 97.36 FEET TO AN IRON PIPE. THENCE, N 65° 59' 34" E FOR A DISTANCE OF 196.29 FEET TO AN IRON PIPE SET. THENCE, N 82° 04' 53" E FOR A DISTANCE OF 137.18 FEET TO AN IRON PIPE FOUND. THENCE, N 31° 12' 51" E FOR A DISTANCE OF 368.54 FEET AN AXLE FOUND. THENCE, N 74° 50' 54" W FOR A DISTANCE OF 247.74 FEET TO A STONE FOUND. THENCE, N 00° 29' 20" E FOR A DISTANCE OF 287.39 FEET TO AN IRON PIPE FOUND. THENCE, N 89° 17' 56" E FOR A DISTANCE OF 1090.25 FEET TO AN IRON PIPE FOUND. THENCE, S 01° 44' 35" E FOR A DISTANCE OF 1422.67 FEET TO AN EXISTING FENCE POST. THENCE, S 89° 48' 08" W FOR A DISTANCE OF 1581.64 FEET TO AN IRON PIPE SET. THENCE S 81° 13' 57" W A DISTANCE OF 886.49 FEET TO THE POINT OF BEGINNING, CONTAINING 2,048,955 SQFT -OR- 47.038 ACRES.

Parcel ID: 6829-38-6101

All as shown as "Tract 1" on the survey prepared by Jonathan F. Murphy, North Carolina Professional Land Surveyor L-4382 of Murphy Geomatics Professional Land Surveying, titled "Mulligan' Site BUN: 830669", dated February 2018, attached hereto as Exhibit A-1 for illustrative purposes only, the above legal description in this Exhibit A to be the controlling legal description of the property.

EXHIBIT A

Tract 2:

THAT CERTAIN LOT OR PARCEL OF LAND SITUATE NEAR THE CITY OF RURAL HALL, BETHANIA TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING KNOWN AND DESIGNATED AS LOT NO. 25 AS SHOWN ON THE MAP OF A. T. ZIMMERMAN LAND, WHICH IS RECORDED IN PLAT BOOK 4 AT PAGE 97 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP FURTHER REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL ID # 6829-27-2219

THIS BEING THE SAME PROPERTY CONVEYED TO R. H. JOHNSON CONSTRUCTION COMPANY, INC. FROM THOMAS P. FICOR (SINGLE) IN WARRANTY DEED DATED MAY 3, 1989, AND RECORDED MAY 3, 1989, IN BOOK 1666 PAGE 1866.

EXHIBIT A-1

[SURVEY ATTACHED]

EXHIBIT B

1. All matters contained on the Plat of Property of A.T. Zimmerman recorded in Plat Book 4, Page 97, Public Records of Forsyth County, North Carolina.
2. That portion of the property which lies within the right of way of Old U.S. Highway 52 (now N.C. Highway 66) as evidenced by Warranty Deed dated May 3, 1989, and recorded May 3, 1989 in Book 1666, Page 1866, in Forsyth County, North Carolina.

