

2020027995 00221

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$169.00

PRESENTED & RECORDED

07/06/2020 04:05:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3535**PG: 3079 - 3084***(Space Above Line for Recorder's Use)*

Excise Tax: \$

Parcel Identifier Nos. 6829-27-0219.00 Verified by Forsythe County on the _____ day of
 May, 2020, by _____

Mail after recording to: MHCH, LLC, 800 Idlewild Way, Sarasota, FL 34242

This instrument was

Prepared by:

R. Kris Bailey, Esq.
 Lake & Cobb PLC
 1095 W. Rio Salado Pkwy
 Suite 206
 Tempe, AZ 85281

Brief description for the index: 240 Bray St., Rural Hall, NC 27045

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 29TH day of MAY, 2020, by and between

GRANTOR	GRANTEE
CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company 2000 Corporate Drive Canonsburg, Pennsylvania 15317	MHCH, LLC, a Florida limited liability company 800 Idlewild Way Sarasota, Florida 34242

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.

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

See Exhibit "A" attached hereto and incorporate herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 3442 at Page 1523 in the Forsythe County, North Carolina, Register of Deeds Office (the "Registry").

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of Grantor.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated on **Exhibit "B"**.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal in its name by its duly authorized officers the day and year first above written.

GRANTOR:

CROWN CASTLE TOWERS 06-2 LLC,
a Delaware limited liability company,

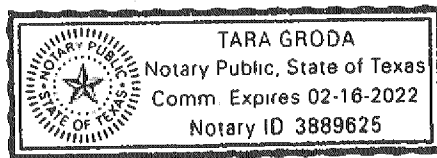
By: [Signature] [Seal]
 Name: Brian Boyter
 Title: REO Asset Manager

STATE OF Texas)
)
 COUNTY OF Dallas)

I, Tara Groda a notary public of the state of Texas, certify that Brian Boyter personally came before me this day and acknowledged that he/she is the REO Asset Mgr of **CROWN CASTLE TOWERS 06-2 LLC**, a Delaware limited liability company, and that he/she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 18 day of June, 2020.

(Official Seal)



[Signature]
 Notary Public

My Commission Expires: 2/16/2022

EXHIBIT A**Legal Description**

The land referred to herein below is situated in the County of Forsyth, Township of Bethania, State of North Carolina, and is described as follows:

TRACT 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" WA DISTANCE OF 886.49 FEET TO THE POINT OF BEGINNING, CONTAINING 2,048,955 SQFT-OR- 47.038 ACRES.

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.

THIS BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE TOWERS 06-2 LLC FROM R. H. JOHNSON CONSTRUCTION COMPANY, INC. IN GENERAL WARRANTY DEED DATED JANUARY 9, 2019, AND RECORDED JANUARY 14, 2019, IN BOOK 3442 PAGE 1523.

EXHIBIT B

Permitted Exceptions

1. Notice of Filing and Adoption of Transportation Corridor Official Map, dated November 18, 2008 recorded November 26, 2008, in book RE-2863 page 3866, in 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.

3. Easement between Crown Castle Towers 06-2, LLC, a Delaware limited liability company, and Duke Energy Carolinas, LLC, a North Carolina limited liability company, dated February 14, 2019 recorded February 18, 2019, in book RE-3446 page 2710, in Forsyth County, North Carolina.

4. Application for Certificate of Authority for Limited Liability Company, dated September 4, 2019, recorded September 16, 2019, as instrument number C2019 259 00777, in Forsyth County, North Carolina.

5. All matters contained on the Alta/NSPS Land Title Survey "Mulligan" Site as recorded in Deed between R.H. Johnson Construction Company, a North Carolina corporation and Crown Castle Towers 06-2 LLC, a Delaware limited liability company, dated January 9, 2019, recorded January 14, 2019, as book 3442, page 1523, in Forsyth County, North Carolina.

6. All matters contained on the Map of the Property of H. J. Zimmerman as recorded in Plat Book 4, Page 97, Public Records of Forsyth County, NC.

7. Easement between Crown Castle Towers 06-2, LLC, a Delaware limited liability company, and Global Signal Acquisitions IV LLC, a Delaware limited liability company, dated _____, 2020 recorded _____, 2020, in book _____ page _____, in Forsyth County, North Carolina.