

PREPARED BY:
Old Republic Title

RETURN TO:
Old Republic
National Title Insurance Company
Attn: Mary Ann Colatruglio
530 South Main Street
Suite 1031
Akron, OH 44311
01-18026800R

SPECIAL WARRANTY DEED

Exempt Per:

Outstanding Mortgage: \$
\$.70 PER \$100 of consideration

Documentary Stamp Tax Deeds: \$11200.00

Do not remove. This coversheet attached to provide adequate space for recording information
(additional recording fee applies).

This Instrument Prepared By:
John R. "B.J." Ibach, Esq.
Burr & Forman LLP
Bank of America Tower
50 North Laura Street, Suite 3000
Jacksonville, Florida 32202

Return to:
Old Republic Residential Information Services
530 S. Main Street, Suite 1031
Akron, Ohio 44311
Attention: Mary Ann Colatruccio
21 - 18026800

Parcel I.D. No.: 36-3S-16-02590-001

SPACE ABOVE LINE RESERVED FOR RECORDING

SPECIAL WARRANTY DEED

This Indenture, made this 1 day of June, 2021, between **DOUG AND JUNE EPPERSON FAMILY LLC**, a Florida limited liability company ("Grantor"), with a mailing address of 615 West Pierce St, Lake Alfred, FL 33850, and **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 ("Grantee");

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

(the "Property"). The Property is not now and has never been the homestead or contiguous to the homestead of any Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise; and that said land is free of all encumbrances except (i) as set forth on **Exhibit B** attached hereto, and (ii) for *ad valorem* taxes for 20__ and all subsequent years.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Nancy D. Johns
First Witness
Printed Name: Nancy D. Johns

Nicole T Brydson
Second Witness
Printed Name: Nicole T Brydson

GRANTOR:

DOUG AND JUNE EPPERSON
FAMILY LLC,
a Florida limited liability company

By: [Signature]
Printed Name: DALE L. PRICE
Its: MG. MEMBER

STATE OF Florida)
COUNTY OF Manatee)

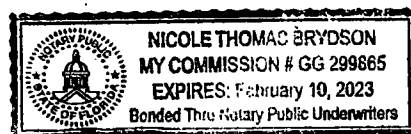
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2021, by Dale L. Price, the Managing Member of DOUG AND JUNE EPPERSON FAMILY LLC, a Florida limited liability company, who executed the foregoing Special Warranty Deed on behalf of the said . He/She is personally known to me or has produced as identification.

Given under my hand this 1st day of June, 2021.

Nicole T Brydson
Notary Public

Nicole T Brydson
Printed Name

My Commission Expires: 2/10/2023
My Commission Number: GG299865



IN WITNESS WHEREOF the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

First Witness

Printed Name: Rowena Steel

Second Witness

Printed Name: Crystal C. King

GRANTOR:

**DOUG AND JUNE EPPERSON
FAMILY LLC,**
a Florida limited liability company

By: William D. Epperson

Printed Name: WILLIAM D. EPPERSON

Its: CO/MGR

STATE OF Florida)

COUNTY OF Polk)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2021, by William D. Epperson, the Co-manager of **DOUG AND JUNE EPPERSON FAMILY LLC**, a Florida limited liability company, who executed the foregoing Special Warranty Deed on behalf of the said LLC. He/She is personally known to me or has produced _____ as identification.

Given under my hand this 1st day of June, 2021.

Notary Public

Rowena Steel

Printed Name

My Commission Expires: December 15, 2021

My Commission Number: HH 072546

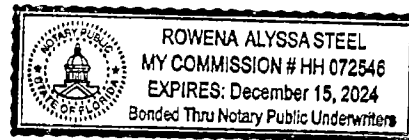


EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SE 1/4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 0°01'57" E ALONG THE EAST LINE OF SAID SECTION 36, 208.00 FEET, THENCE N 89°06'16" W, 15.00 FEET TO A FENCE CORNER AND THE POINT OF BEGINNING, THENCE CONTINUE N 89°06'16" W ALONG SAID FENCE, 494.88 FEET, THENCE N 88°24'50" W ALONG SAID FENCE, 518.45 FEET, THENCE S 88°50'53" W ALONG SAID FENCE, 179.56 FEET, THENCE S 3°08'50" W, 655.47 FEET, THENCE S 52°43'31" E, 396.47 FEET, THENCE S 3°16'24" W, 400.61 FEET, THENCE N 64°56'00" E, 368.70 FEET, THENCE S 3°14'15" W, 321.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90), THENCE N 64°53'26" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 508.63 FEET TO A POINT OF CURVE, THENCE N 63°31'54" E ALONG A CHORD OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 4533.66 FEET, 179.05 FEET TO THE WEST LINE OF A 30-FOOT EASEMENT FOR HACKNEY LANE, THENCE N 0°01'57" W ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SECTION 36, 1145.72 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 500 FEET THEREOF. SAID LANDS BEING A PART OF THE NE 1/4 OF SE 1/4 AND OF THESE 1/4 OF SE 1/4 OF SAID SECTION 36.

PARCEL NUMBER: 36-3S-16-02590-001

Being the same real property acquired by Grantor as "Parcel Two" pursuant to that certain deed recorded in O.R. Book 1332, Page 1205 in the Public Records of Columbia County Florida.

EXHIBIT "B"

EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, RECORDED 07/20/1988, AS BOOK 657, PAGE 342 OF THE COLUMBIA COUNTY RECORDS.

MEMORANDUM OF LEASE BY AND BETWEEN DOUGLAS H. EPPERSON AND JUNE N. EPPERSON; WILLIAM D. EPPERSON AND DALE L. PRICE AS TRUSTEES OF THE DOUGLAS AND JUNE EPPERSON FAMILY TRUST, LESSOR(S) AND INTERCEL JACKSONVILLE, MTA, INC., LESSEE(S), RECORDED 07/05/1996 AS BOOK 824, PAGE 1244 OF THE COLUMBIA COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT, BY AND BETWEEN POWERTEL JACKSONVILLE TOWERS, LLC, ASSIGNOR, AND CROWN CASTLE PT INC., ASSIGNEE, RECORDED 06/11/1999, AS BOOK 882, PAGE 469 OF COLUMBIA COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT, BY AND BETWEEN POWERTEL/JACKSONVILLE, INC. FORMERLY KNOWN AS INTERCEL JACKSONVILLE MTA, INC., ASSIGNOR, AND POWERTEL JACKSONVILLE TOWERS, LLC, ASSIGNEE, RECORDED 06/11/1999, AS BOOK 882, PAGE 517 OF COLUMBIA COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT, BY AND BETWEEN WILLIAM D. EPPERSON AND DALE L. PRICE, AS TRUSTEES OF THE DOUGLAS AND JUNE EPPERSON FAMILY TRUST, TOGETHER WITH CAROL E. PRICE, CHERYL COPPS, WILLIAM D. EPPERSON, SUSAN CZEISZPERGER, AND ELIZABETH E. BLACK, ASSIGNOR, AND DOUG AND JUNE EPPERSON FAMILY, LLC, ASSIGNEE, RECORDED 05/02/2017, AS BOOK 1335, PAGE 2311 OF COLUMBIA COUNTY RECORDS.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED 07/23/1996, AS BOOK 825, PAGE 1244 OF THE COLUMBIA COUNTY RECORDS.

SITE LEASE ACKNOWLEDGMENT, BY AND BETWEEN POWERTEL JACKSONVILLE TOWERS, LLC, LANDLORD, AND POWERTEL/JACKSONVILLE, INC. F/K/A INTERCEL JACKSONVILLE MTA, INC., TENANT, RECORDED 06/11/1999, IN BOOK 882, PAGE 464 OF THE COLUMBIA COUNTY RECORDS.

MEMORANDUM OF AGREEMENT BY AND BETWEEN CROWN CASTLE PT INC., LESSOR(S) AND NEXTEL WIP LEASE CORP, LESSEE(S), RECORDED 05/14/2001 AS BOOK 926, PAGE 1285 OF THE COLUMBIA COUNTY RECORDS.

MEMORANDUM OF LEASE BY AND BETWEEN CROWN CASTLE PT INC., LESSOR(S) AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, LESSEE(S), RECORDED 09/04/2002 AS BOOK 961, PAGE 1443 OF THE COLUMBIA COUNTY RECORDS.