

Prepared by and Return to:

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management/Ian P. Fitzgerald, Esq.  
ATC Site No: 2543  
ATC Site Name: Five Points  
Property Appraiser's Parcel No. 08-3S-17-04910-002  
a/k/a R04910002

Prior Recorded Lease Reference:

Book 0849, Page 1031  
Instrument No. 97-17253

Send Tax Bill to:

American Tower  
Attention: Property Tax  
P.O. Box 723597  
Atlanta, GA 31139

Prior Recorded Deed Reference:

Book 1389, Page 603  
Instrument No. 201912016647  
State of Florida  
County of Columbia

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**WARRANTY DEED AND ASSIGNMENT**

THIS INDENTURE is made this 3<sup>rd</sup> day of December, 2020, between DAVID H.

GOOLSBY, JR., a married person conveying his separate non-homestead property, whose address is 9198 SW CR 249, Jasper, Florida 32052, hereinafter referred to as "Grantor"; and American Towers LLC, a Delaware limited liability company, whose mailing address is 10 Presidential Way, Woburn, MA 01801, hereinafter referred to as "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and does hereby grant, bargain and sell, to the Grantee

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and its successors and assigns forever, the following described property, situate, lying and being in the

County of Columbia County, Florida, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°51'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH 00°42'00" WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH 89°18'00" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF 00°10'55", A CHORD BEARING OF SOUTH 00°36'33" WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'55" EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH 02°37'28" WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 42.44 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH 00°00'24" EAST, A DISTANCE OF 23.03 FEET TO A 1/2 INCH REBAR AND CAP (LB 7596) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'24" EAST, A DISTANCE OF 100.20 FEET TO A POINT; THENCE RUN NORTH 89°37'14" EAST, A DISTANCE OF 100.97 FEET TO A 1/2 INCH REBAR AND CAP (LB 7596); THENCE RUN NORTH 00°30'27" WEST, A DISTANCE OF 100.75 FEET TO A 1/2 INCH REBAR AND CAP (LB 7596); THENCE RUN SOUTH 89°18'32" WEST, A DISTANCE OF 100.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT:

A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCELS OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°51'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH 00°42'00" WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH 89°18'00" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF 00°10'55", A CHORD BEARING OF SOUTH 00°36'33" WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH

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89°28'55" EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH 02°37'28" WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 42.44 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH 00°00'24" EAST, A DISTANCE OF 123.23 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE SOUTH 00°00'24" EAST, A DISTANCE OF 145.10 FEET; THENCE RUN SOUTH 89°20'01" WEST, A DISTANCE OF 446.76 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN SOUTH 00°23'33" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°20'01" EAST, A DISTANCE OF 476.56 FEET; THENCE RUN NORTH 00°00'24" WEST, A DISTANCE OF 174.95 FEET; THENCE RUN SOUTH 89°37'14" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH GUY WIRE EASEMENT AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1374, PAGE 396, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AN EASEMENT FOR GUY WIRE MAINTENANCE OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCELS OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°51'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 A DISTANCE OF 76.50 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 441; THENCE SOUTH 00°42'00" WEST ALONG SAID CENTERLINE OF U.S. HIGHWAY 441 A DISTANCE OF 1394.45 FEET; THENCE SOUTH 89°18'00" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 28547.89 FEET, A CENTRAL ANGLE OF 00°10'55", A CHORD BEARING OF SOUTH 00°36'33" WEST AND A CHORD DISTANCE OF 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°28'55" EAST A DISTANCE OF 457.66 FEET; THENCE SOUTH 02°37'28" WEST A DISTANCE OF 392.40 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 42.44 FEET TO A 5/8 INCH REBAR AND CAP (LB 7042); THENCE RUN SOUTH 00°00'24" EAST, A DISTANCE OF 68.08 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN SOUTH 89°22'55" WEST, A DISTANCE OF 141.14 FEET; THENCE RUN SOUTH 01°49'31" WEST, A DISTANCE OF 10.01 FEET; THENCE RUN NORTH 89°22'55" EAST, A DISTANCE OF 203.07 FEET; THENCE RUN SOUTH 30°49'41" EAST, A DISTANCE OF 199.96 FEET; THENCE RUN NORTH 59°17'49" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 30°49'41" WEST, A DISTANCE OF 200.27 FEET; THENCE RUN NORTH 29°06'03" EAST, A DISTANCE OF 200.06 FEET; THENCE RUN NORTH 63°53'38" WEST, A DISTANCE OF 10.01 FEET; THENCE RUN SOUTH 29°06'03" WEST, A DISTANCE OF 199.81 FEET; THENCE RUN SOUTH 89°22'55" WEST, A

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DISTANCE OF 61.18 FEET TO THE POINT OF BEGINNING.

AND BEING the same property conveyed to David H. Goolsby, Jr., from Gary Kent Scaff, David H. Goolsby, Jr., and Jenny S. Dawdy, as Personal Representatives of the Estate of Stafford L. Scaff, Jr., a/k/a Stafford Lester Scaff, Jr., a/k/a Lester Scaff, deceased from Personal Representatives Deed, Assignment, Release and Certificate of Distribution of Property dated April 22, 2019 and recorded May 9, 2019 in Deed Book 1384, Page 751 and being corrected in Corrective Personal Representative's Deed, Assignment, Release and Certificate of Distribution of Property recorded July 18, 2019 in Deed Book 1389, Page 603.

Tax Parcel No. 08-3S-17-04910-002 a/k/a R04910002

Subject to the following Permitted Exceptions:

1. Lease Agreement dated 09/01/1997, by and between Stafford L. Scaff, Jr. and Anne C. Scaff, as Lessor and OPM-USA-INC, as Lessee, as evidenced by that certain Short Form Lease recorded in Official Records Book 849, Page 1031, together with General Conveyance, Bill of Sale and Assignment dated 01/20/1998, by and between American Towers, Inc., a Delaware corporation, f/k/a American Tower Systems (Delaware), Inc., a Delaware corporation, successor by merger to OPM-USA-INC, a Florida corporation, as Assignor to American Tower, L.P., a Delaware limited partnership, f/k/a American Tower Systems, L.P., a Delaware limited partnership, as Assignee, as evidenced by that certain Memorandum of Assignment of Lease recorded in Official Records Book 898, Page 70, and Lease Supplement dated 05/12/2000, by and between American Tower, L.P., a Delaware limited partnership, as Lessor and Verizon Wireless Personal Communications LP, a Delaware limited partnership, d/b/a Verizon Wireless, as Lessee, as evidenced by that certain Amended Memorandum of Lease Supplement recorded in Official Records Book 1187, Page 2602, all of the public records of Columbia County, Florida.
2. License Agreement dated 05/16/2000, by and between American Tower, L.P., a Limited Partnership, as Licensor and Primeco Personal Communications, Limited Partnership, a Delaware limited partnership, dba Verizon Wireless, as Licensee, as evidenced by that certain Short Form License recorded in Official Records Book 912, Page 692, of the public records of Columbia County, Florida.
3. Terms, conditions and provisions as set forth in that certain Easement Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia corporation and Stafford L. Scaff, Jr., recorded in Official Records Book 1293, Page 2191, of the public records of Columbia County, Florida.
4. Terms, conditions and provisions as set forth in that certain Easement Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia corporation and Gary Kent Scaff, David H. Goolsby, Jr. and Jenny S. Drawdy, as the duly qualified Co-Personal Representatives of the Estate of Stafford L. Scaff, Jr., deceased, recorded in Official Records Book 1374, Page 396, of the public records of Columbia County, Florida.

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5. Access and Indemnity Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia corporation and Gary Kent Scaff, David H. Goolsby, Jr., and Jenny S. Drawdy, as the duly qualified Co-Personal Representatives of the Estate of Stafford L. Scaff, Jr., deceased, and their assigns, recorded in Official Records Book 1374, Page 407, of the public records of Columbia County, Florida.

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

THE GRANTOR ALSO HEREBY CONVEYS AND ASSIGNS (to the extent that Grantor has an interest to assign) to the Grantee all of the Grantor's rights, title and interest in and to the following, all of which were assigned to the Grantor by Corrective Personal Representative's Deed, Assignment, Release, and Certificate of Distribution of Property dated July 15, 2019, and recorded in O.R. Book 1389, Page 603, of the public records of Columbia County, Florida:

1. Lease Agreement dated 09/01/1997, by and between Stafford L. Scaff, Jr. and Anne C. Scaff, as Lessor and OPM-USA-INC, as Lessee, as evidenced by that certain Short Form Lease recorded in Official Records Book 849, Page 1031, together with General Conveyance, Bill of Sale and Assignment dated 01/20/1998, by and between American Towers, Inc., a Delaware corporation, f/k/a American Tower Systems (Delaware), Inc., a Delaware corporation, successor by merger to OPM-USA-INC, a Florida corporation, as Assignor to American Tower, L.P., a Delaware limited partnership, f/k/a American Tower Systems, L.P., a Delaware limited partnership, as Assignee, as evidenced by that certain Memorandum of Assignment of Lease recorded in Official Records Book 898, Page 70, and Lease Supplement dated 05/12/2000, by and between American Tower, L.P., a Delaware limited partnership, as Lessor and Verizon Wireless Personal Communications LP, a Delaware limited partnership, d/b/a Verizon Wireless, as Lessee, as evidenced by that certain Amended Memorandum of Lease Supplement recorded in Official Records Book 1187, Page 2602, all of the public records of Columbia County, Florida.
2. License Agreement dated 05/16/2000, by and between American Tower, L.P., a Limited Partnership, as Licensor and Primeco Personal Communications, Limited Partnership, a Delaware limited partnership, dba Verizon Wireless, as Licensee, as evidenced by that certain Short Form License recorded in Official Records Book 912, Page 692, of the public records of Columbia County, Florida.
3. Easement Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia

corporation and Stafford L. Scaff, Jr., recorded in Official Records Book 1293, Page 2191, of the public records of Columbia County, Florida.

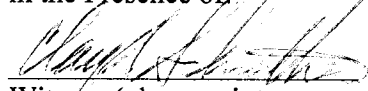
4. Easement Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia corporation and Gary Kent Scaff, David H. Goolsby, Jr. and Jenny S. Drawdy, as the duly qualified Co-Personal Representatives of the Estate of Stafford L. Scaff, Jr., deceased, recorded in Official Records Book 1374, Page 396, of the public records of Columbia County, Florida.
5. Access and Indemnity Agreement, by and between Southwest Georgia Oil Company, Inc., a Georgia corporation and Gary Kent Scaff, David H. Goolsby, Jr., and Jenny S. Drawdy, as the duly qualified Co-Personal Representatives of the Estate of Stafford L. Scaff, Jr., deceased, and their assigns, recorded in Official Records Book 1374, Page 407, of the public records of Columbia County, Florida.

TO HAVE AND TO HOLD the same in fee simple forever. And the Grantor does covenant with the Grantee that the Grantor is lawfully seized of said property, that said property is free of all incumbrance other than the above Permitted Exceptions, and that the Grantor has good right and lawful authority to sell said property, and that the Grantor will fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

THE GRANTOR AND THE GRANTEE (by their signatures below) hereby terminate the above described Lease Agreement dated 09/01/1997, as evidenced by that certain Short Form Lease recorded in Official Records Book 849, Page 1031.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year  
first above written.

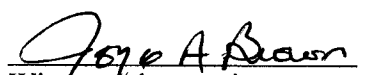
Signed, Sealed and Delivered  
in the Presence of:



Witness (please print name  
under signature) DAVID H. GOOLSBY, JR.



DAVID H. GOOLSBY, JR.



Witness (please print name  
under signature) Joyce A Brown

STATE OF FLORIDA  
COUNTY OF MADISON

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online  
notarization, this 28<sup>th</sup> day of Oct, 2020, by DAVID H. GOOLSBY, JR., who is personally  
known to me or who produced \_\_\_\_\_ as identification.



JOYCE A. BROWN  
Notary Public, State of Florida  
My Comm. Expires Feb. 8, 2022  
Commission No. GG168443



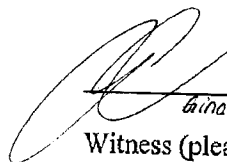
(Signature of Notary Public--State of Florida)

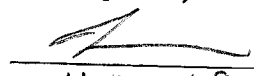
(Print, Type, or Stamp Commissioned Name of  
Notary Public)

GRANTEE'S JOINDER TO WARRANTY DEED

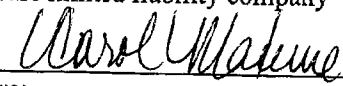
The Grantee hereby joins in the execution of this Warranty Deed for the purpose of agreeing to the termination of the Lease Agreement dated 09/01/1997, as evidenced by that certain Short Form Lease recorded in Official Records Book 849, Page 1031, and accepting the assignments contained within this Warranty Deed. Other than the foregoing, the Grantee makes no representations or warranties with respect to the contents of this Warranty Deed.

Signed, Sealed and Delivered  
in the Presence of:

  
Gina Nguyen  
Witness (please print name  
under signature)

  
Nathaniel Cook  
Witness (please print name  
under signature)

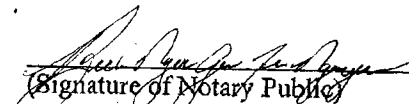
AMERICAN TOWERS LLC,  
a Delaware limited liability company

By:   
Signature: Carol Maxime  
Print Name: Carol Maxime  
Title: Senior Counsel, US Tower  
12/3/2020

STATE OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On this 3<sup>rd</sup> day of December, 2020, before me,  
Bich Ngoc Gina Thi Nguyen the undersigned Notary Public, personally appeared  
Carol Maxime, Senior counsel, personally known to me (or proved to me on  
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon  
which the person(s) acted, executed the instrument.



  
(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of  
Notary Public)

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