

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons whomsoever.

[Grantor Signature Page to Warranty Deed]

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed as of the date first written above.

Witness:

By: Stacey L. CianciName: Stacey L. CianciBy: Kristen L. VeitName: Kristen L. Veit

"Grantor"

DATAPATH TOWER, LLC
a Florida limited liability company

By: William W. Tinsley

Name: William W. Tinsley
Title: Manager

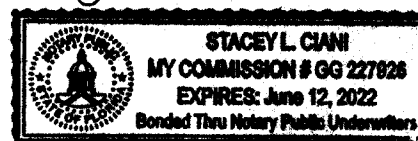
STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this ____ day of April 2019, by William W. Tinsley, as Manager of DATAPATH TOWER, LLC, a Florida limited liability company, on behalf of the company and who is personally known to me.

Stacey L. Cianci
Notary PublicPrinted Name of Notary: Stacey L. Cianci

Commission #

My Commission Expires:



LEGAL DESCRIPTION

A parcel of land lying upon the following Three Parcels: The Indian River County Emergency Services district Parcel 'B', as described in Official Records Book 806, Page 2259, St. Francis Manor as described in Official Records Book 516, Page 305 and a parcel owned by Indian River County, as described in Official Records Book 2651, Page 1029; all parcels lying in Section 2, Township 33 South, Range 39 East and recorded in the Public Records of Indian River County, Florida; being more particularly described as follows:

Commence at the Southwest corner of the Southeast one-quarter of said Section 2; thence run N00°02'39"E, along the West line of the Southeast one-quarter of said Section 2, a distance of 730.75 feet to the intersection of said line and the Westerly extension of the South line of the aforesaid St. Francis Manor parcel; thence run S89°25'35", a distance of 80.00 feet to the Southwest corner of said St. Francis Manor parcel, said point also lying on the East right of way line of 20th Avenue; thence run S89°25'35"E, along said South line, a distance of 373.62 feet to the Southeast corner of the aforesaid St. Francis Manor parcel; thence run N00°10'11"E, along the East line of said St. Francis Manor, a distance of 60.00 feet to the Southwest corner of the aforesaid Indian River County Emergency Services District Parcel 'B'; thence run N00°02'34"E, along the West line of said Parcel 'B', a distance of 174.29 feet to a point 2.5 feet Southwesterly of an existing guy wire for a point of beginning; thence departing said West line run N53°35'25"W, 2.5 feet Southwesterly of and parallel with an existing guy wire, a distance of 28.37 feet; thence run N36°24'35"E, a distance of 5.00 feet; thence run S53°35'25"E, 2.5 feet Northeasterly of and parallel with an existing guy wire, a distance of 24.69 feet to a point on the West line of said Parcel 'B'; thence continue S53°35'25"E, a distance of 37.26 feet to a point on the East line of said Parcel 'b'; thence continue S53°35'25"E, a distance of 26.10 feet to a point 1 foot West of an existing 8 foot chain link fence; thence run N00°22'23"E, 1 foot West of and parallel with said chain link fence, a distance of 1.56 feet; thence run S89°31'58"E, 1 foot North of and parallel with said chain link fence, a distance of 22.96 feet to a point 2.5 feet Northwesterly of an existing guy wire; thence run N64°39'05"E, 2.5 feet Northwesterly of and parallel with an existing guy wire, a distance of 82.74 feet; thence run S25°20'55"E, a distance of 5.00 feet; thence run S64°39'05"W, 2.5 feet Southeasterly of and parallel with an existing guy wire, a distance of 74.39 feet to a point 1 foot East of and parallel with said chain link fence; thence run S00°56'58"W, 1 foot East of and parallel with said chain link fence, a distance of 25.88 feet; thence run N89°12'30"W, 1 foot South of and parallel with said chain link fence, a distance of 25.33 feet to a point 2.5 feet Easterly of an existing guy wire; thence run S11°04'34"W, 2.5 feet Easterly of and parallel with an existing guy wire, a distance of 82.87 feet; thence run N78°55'26"W, a distance of 5.00 feet; thence run N11°04'34"E, 2.5 feet Westerly of and parallel with an existing guy wire, a distance of 81.96 feet to a point 1 foot South of said chain link fence; thence run N89°12'30"W, 1 foot South of and parallel with said chain link fence, a distance of 1.99 feet; thence run N00°22'23"E, 1 foot West of and parallel with said chain link fence, a distance of 18.82 feet to a point 2.5 feet Southwesterly of an existing guy wire; thence run N53°35'25"W, 2.5 feet Southwesterly of and parallel with an existing guy wire, a distance of 26.06 feet to a point on the East line of the aforesaid Indian River County Emergency Services District Parcel 'B'; thence continue N53°35'25"W, a distance of 37.26 feet to the point of beginning.

Containing: 2,117 square feet (0.05 acres), more or less.

LESS AND EXCEPT that portion of property conveyed to Indian River County, a political subdivision of the State of Florida from DataPath Tower, LLC, a Florida limited liability company by Special Warranty Deed dated October 30, 2018 and recorded November 09, 2018 in Deed Book 3162, Page 1441.

SUBJECT TO AND TOGETHER WITH A 20.00 feet wide ingress and egress access easement with a 15.00 feet wide parking / turn around easement for the existing cell tower site as granted by Indian River County, a political subdivision of the State of Florida, and set forth in instrument recorded on November 9, 2018 in Deed Book 3162, Page 1420.

AND SUBJECT TO AND TOGETHER WITH A 10.00 feet wide utility easement granted by Indian River County, a political subdivision of the State of Florida, and set forth in instrument recorded on November 9, 2018 in Deed Book 3162, Page 1426.

AND BEING a portion of the same property conveyed to DataPath Tower, LLC, a Florida limited liability company from Indian River County, Florida, a political subdivision of the State of Florida by County Deed dated January 30, 2017 and recorded February 16, 2017 in Deed Book 3002, Page 187.

Tax Parcel No. 33-39-02-00000-7000-00001/6