RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

Charles Baclet & Associates
2030 Main Street, Suite 1030
Irvine, CA 92614
Phone: (800) 562-6439

SEND TAX BILLS TO:

Salem Radio Properties, Inc.
4880 Santa Rosa Rd.
Camarillo, CA 93012

Davidson County DEEDQC
Recvd: 10/10/05 11:52 4 pgs
Fees:23.00 Taxes:685.98
20051010-0122109

QUITCLAIM DEED

THIS DEED, made effective this 1st day of January, 2005, between Caron Broadcasting, Inc. ("Grantor") and Salem Radio Properties, Inc., ("Grantee"), whose mailing address is: 4880 Santa Rosa Rd, Camarillo, CA 93021.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar ($1) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and forever **Quit-Claimed**, and by these presents does remise, release, sell, convey, and forever **Quit-Claim** unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described real property situate, lying and being in the County of Davidson, and State of Tennessee, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A
APN: 100-00-0-084-00

together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

DOCUMENT PREPARED BY:

Jonathan L. Block
4880 Santa Rosa Road
Camarillo, CA 93012

NEW OWNER NAME AND ADDRESS:

Salem Radio Properties, Inc.
4880 Santa Rosa Road
Camarillo, CA 93012

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

Caron Broadcasting, Inc.

By: _____
Name: Jonathan L. Block
Title: Vice President and Secretary

NOTARY PUBLIC ACKNOWLEDGMENT

State of California)
) ss.
County of Ventura)

On September 28, 2005, before me, Julie M. Biorkman a Notary Public in and for the State and County aforesaid, personally appeared Jonathan L. Block, ☒ personally known to me ~~or [ ] proved to me on the basis of satisfactory evidence~~ and who name is subscribed to the within instrument and acknowledged to me that he~~/she~~ executed the same in his~~/her~~ authorized capacity, and that by his~~/her~~ signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal at office.

JULIE M. BIORKMAN
Commission # 1599253
Notary Public - California
Ventura County
My Comm. Expires Aug 4, 2009

_____
Notary Public

My Commission Expires: August 4, 2009

OATH OF CONSIDERATION

The actual consideration or true value, whichever is greater, for this transfer is $185,400.00.

Affiant
Jonathan L. Block
Vice President and Secretary of
Caron Broadcasting, Inc.

State of California)
)
County of Ventura)

Subscribed and sworn to before me this 28th day of September, 2005 by Jonathan L. Block, personally known to me to be the person who appeared before me.

JULIE M. BIORKMAN
Commission # 1599253
Notary Public - California
Ventura County
My Comm. Expires Aug 4, 2009

Signature of Notary Public

My Commission Expires: August 4, 2009

EXHIBIT A

APN: 100-00-0-084-00

Description of Real Property

WYYB Tower Site:

BEGINNING at an iron pin in the easterly margin of Old Pond Creek Road at the common corner with Dixon Northcutt of record in Deed Book 10527, Page 499, R.O.D.C.;

Thence, leaving said margin with the east line of said Northcutt, N10°17'34"E, 499.22 feet to an iron pin;
Thence, N11°42'09"W, 248.06 feet to an iron pin;
Thence, N44°24'41"W, 112.66 feet to an iron pin;
Thence, leaving Northcutt and severing subject property, N75°00'00"E, 813.86 feet to an iron pin;
Thence, S14°59'53"W, 777.67 feet to an iron pin;
Thence, S58°54'58"W, 625.89 feet to a point in the easterly margin of Old Pond Creek Road;
Thence, with said margin and a curve concave to the west having a central angle of 10°06'39", a radius of 283.34 feet and chord of N10°17'31"W, 49.94 feet for an arc length of 50.00 feet to the point of beginning, containing 462,356 square feet or 10.61 acres, more or less.

BEING a part of the same property conveyed to Indian Creek Partners, LLC, a Tennessee limited partnership, by Deed of Record in Book 10851, page 697, Register's Office for Davidson County, Tennessee.

The source of this description is the survey of Crawford Land Surveyors, P.C. dated March 3, 1999 (revised March 17, 1999).

Source of Title 20021218-0156390