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4/27/2018 10:47:00 AM \$20.00
Book - 10669 Pg - 565-570
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

When Recorded Return To:

Andrea B. Connors
c/o Land Services USA, Inc.
602 E. Baltimore Pike Suite 100
Media, PA 19063

Tax Parcel Number: 07-35-427-001-0000

SPECIAL WARRANTY DEED

For Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EXETER NORTH ACE YEAGER LAND, LLC**, a Delaware limited liability company, with an address of 101 West Elm Street, Suite 600, Conshohocken, PA 19428 ("**Grantor**") hereby conveys and warrants against all claiming by, through or under Grantor only, to **FINLAYSON LOGISTICS ASSETS LLC**, a Delaware limited liability company, with an address of c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808 ("**Grantee**"), the following described tracts of land ("Land") in Salt Lake County, State of Utah:

SEE EXHIBIT A

TOGETHER WITH all rights, privileges, easements, benefits, covenants, conditions and servitudes appurtenant to or otherwise benefiting the Land, including without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Land, to the extent such rights, privileges and easements are owned by Grantor, as well as all development rights, air rights, water, water rights and water stock relating to the Land and any other easements, rights of way or appurtenances owned by Grantor and used in connection with the beneficial operation, use and enjoyment of the Land, the improvements on the Land, the intangible property associated therewith or any other appurtenance, together with all rights of Grantor in and to streets, sidewalks, alleys, driveways, parking areas and areas adjacent thereto or used in connection therewith, and all rights of Grantor in any land lying in the bed of any existing proposed street adjacent to the Land.

SUBJECT TO: (i) the lien for general taxes and assessments not yet due and payable; (ii) all easements, claims of easements, building lines, rights-of-way, and other interests, encumbrances, restrictions, matters or conditions of record set forth on **EXHIBIT B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

255 & 175 N Apollo Rd, Salt Lake City, UT

FIRST AMERICAN TITLE
#N05878164-29

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13th
day of April, 2018 and made effective April 26, 2018.

GRANTOR:

EXETER NORTH ACE YEAGER LAND, LLC, a Delaware limited liability company

By: Exeter Operating Partnership III, L.P., a Delaware limited partnership,
its sole member

By: Exeter Operating Partnership III GP LLC, a Delaware limited liability
company, its sole general partner

By: Exeter Industrial REIT III LLC, a Delaware limited liability
company, its sole member

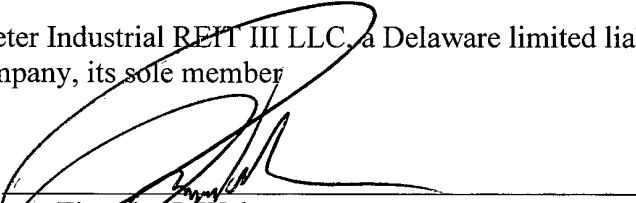
By: 
Name: Timothy J. Weber
Title: Vice President

EXHIBIT A

**Legal Description of Property Owned by
Exeter North Ace Yeager Land, LLC**

SITE # 128-129

That certain real property located in Salt Lake County, Utah, specifically described as follows:

LOT 11, BONNEVILLE CENTER PLAT D, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S
OFFICE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

Asset #128 & 129- 255 & 175 N Apollo Road (210 North Ace Yeager Court)

1. Taxes for the year 2018 are accruing as a lien, not yet due or payable. Tax ID No. 07-35-427-001-0000.

2. Easement wherein and easement over, across or through the land for communication systems and incidental purposes, as created in favor of American Telephone and Telegraph Company of Wyoming by Instrument recorded September 09, 1942 as Entry No. 936708 in Book 321 at Page 618 of Official Records.

Recording Assignment wherein the interest of The Mountain States Telephone and Telegraph Company, a Colorado Corporation ("Assignor") assigns to American Telephone and Telegraph Company, a New York Corporation ("Assignee"), by Recording Assignment recorded September 01, 1987 as Entry No. 4516230 in Book 5957 at Page 1037 of Official Records.

NOTE: The exact location of the herein-above described easement cannot be determined because of an incomplete legal description.

3. Amended and Restated Declaration of Easements, Covenants and Restrictions for Bonneville Center, containing any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded February 11, 1997 as Entry No. 6570367 in Book 7596 at Page 2627 of Official Records, and any amendments thereto.

Assignment of Declarants Rights under said covenants, recorded December 10, 2007 as Entry No. 10295382 in Book 9546 at Page 1258 of Official Records.

Notice of Assessment & Notice of Re-Investment Fee Covenants, recorded April 28, 2011 as Entry No. 11174252 in Book 9921 at Page 1616 of Official Records.

4. (Affects this and other property) Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded April 27, 2006 as Entry No. 9688220 in Book 9277 at Page 8664 of Official Records.

5. (Affects the Northerly portion of the property) Easement wherein an easement over, across or through the land for the Little Goggin Drain and incidental purposes, as granted to Salt Lake City Corporation, a municipal corporation of the State of Utah by Instrument recorded July 20, 2006 as Entry No. 9788329 in Book 9324 at Page 6195 of Official Records.

6. Easements, Notes & Restrictions as shown on the dedicated subdivision plat for "Bonneville Center Plat D", recorded January 25, 2007 as Entry No. 9983251 in Book 2007P at Page 36 of 255 & 175 N Apollo Rd, Salt Lake City, UT

Official Records.

7. Second Amended and Restated Certificate of Completion, by and between Zions Securities Corporation and Marketfare Foods, Inc., and the Utah Department of Environmental Quality, regarding the Bonneville Center Voluntary Cleanup, recorded September 3, 2013 as Entry No. 11717284 in Book 10174 at Page 4562 of Official Records.