

12761487
4/27/2018 10:48:00 AM \$21.00
Book - 10669 Pg - 576-581
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: 07-36-151-002-0000, 07-36-151-008-0000

SPECIAL WARRANTY DEED

For Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EXETER 480 NORTH 5600 WEST, 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:

FIRST AMERICAN TITLE
#NCS 878104-30

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.

480 North 5600 West, Salt Lake City, UT

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

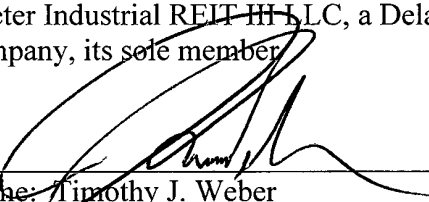
GRANTOR:

EXETER 480 NORTH 5600 WEST, 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

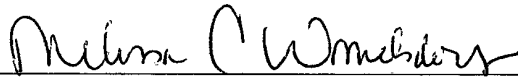
By: Exeter Industrial REIT III LLC, a Delaware limited liability
company, its sole member

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

COMMONWEALTH OF PENNSYLVANIA)
)ss.:
COUNTY OF DELAWARE)

On this the 13th day of April, 2018, before me, the undersigned officer, personally appeared Timothy J. Weber who acknowledged himself to be the Vice President of Exeter Industrial REIT III LLC, a Delaware limited liability company, which is the sole member of Exeter Operating Partnership III GP LLC, a Delaware limited liability company, which is the sole general partner of Exeter Operating Partnership III, L.P., a Delaware limited partnership, which is the sole member of Exeter 480 North 5600 West, LLC, a Delaware limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MELISSA C WOMELSDORF
Notary Public
RADNOR TOWNSHIP, DELAWARE COUNTY
My Commission Expires Apr 7, 2020

EXHIBIT A
Legal Description of Property Owned by
Exeter 480 North 5600 West, LLC

Parcel 1:

Lot 1, Salt Lake International Center Plat 6, according to the Official Plat thereof, as recorded in the Office of the Salt Lake County Records office.

Parcel 2:

Beginning at the Northwest corner of Lot 2, Salt Lake International Center Plat 6, and running thence North 89°58'00" East 699.33 feet; thence South 00°02'00" East 216.00 feet; thence South 89°58'00" West 198.00 feet; thence South 00°02'00" East 10.00 feet; thence South 89°58'00" West 255.32 feet; thence North 00°02'00" West 50.00 feet; thence South 89°58'00" West 246.25 feet; thence North 00°02'54" East 176.00 feet to the point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

Asset #130- 480 North 5600 West- UTFA17-7130

(The following affects Parcel 1)

1. Taxes for the year 2018 are accruing as a lien, not yet due or payable.

Tax ID No. 07-36-151-002-0000

(The following affects Parcel 2)

2. Taxes for the year 2018 are accruing as a lien, not yet due or payable.

Tax ID No. 07-36-151-008-0000

3. Mineral reservations contained in that certain "Special Warranty Deed" recorded September 13, 1974 as Entry No. 2651040 in Book 3679 at Page 392 of Official Records.

Declaration of Intent Concerning Consent to Surface Entry, recorded May 24, 1976 as Entry No. 3112880 in Book 4678 at Page 225 of Official Records.

4. Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center recorded April 30, 1975 as Entry No. 2703864 in Book 3846 at Page 372 of Official Records.

Amendment to Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, recorded July 21, 1976 as Entry No. 2836791 in Book 4273 at Page 316 of Official Records.

Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, and Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center (West), Unit 6, recorded December 01, 1978 as Entry No. 3205334 in Book 4780 at Page 329 of Official Records.

Assignment of Amended Master Declaration and Supplemental Declarations of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, wherein the interest of A.K. Utah Properties was assigned to the Salt Lake International Center, by instrument recorded December 28, 1978 as Entry No. 3216604 in Book 4792 at Page 692 of Official

480 North 5600 West, Salt Lake City, UT

Records.

Assignment of Substituted Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 1 B, wherein the interest of A.K. Utah Properties, Inc., a Utah corporation, was assigned to Salt Lake International Center, a Utah corporation, recorded December 29, 1978 as Entry No. 3217677 in Book 4793 at Page 967 of Official Records.

Assignment of Amended Master Declaration and Supplemental Declarations of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, assigned to Sliccama, a Utah corporation, recorded February 08, 1989 as Entry No. 4733963 in Book 6102 at Page 1999 of Official Records.

Notice of Assessments Pursuant to Master Declaration, recorded April 19, 2005 as Entry No. 9352569 in Book 9119 at Page 6911 of Official Records.

5. Easements, notes and restrictions as shown on subdivision plat for "Salt Lake International Center Plat 6", recorded December 01, 1978 as Entry No. 3205333 in Book 78-12 of Plats at Page 321.

6. Declaration of Easements and Restrictive Covenants, recorded January 31, 2012 as Entry No. 11324520 in Book 9987 at Page 4947.