


1575

THIS CONVEYANCE HAS BEEN EXAMINED AND THE GRANTOR HAS COMPLIED WITH SECTION 319.202 OF THE OHIO REVENUE CODE.

TRANSFERRED
Date 1/23/21
JENNIFER S. WUNTER, Auditor
MADISON COUNTY, OHIO

FEE \$ 199,774.50

EXEMPT
JENNIFER S. WUNTER, County Auditor
By 

Instrument 202100007593 OR Book Page 393 1904

202100007593
FIRST AMERICAN TITLE INC CO
30 N LASALLE ST
CHICAGO IL 60602

West Jefferson + Jefferson
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 11-16-2021 BY VS
ACREAGE Lot 1 Project Maple West bl. 6406
0.999

202100007593
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
11-23-2021 At 02:30 pm.
WARRANTY DEED 50.00
OR Book 393 Page 1904 - 1907

**LIMITED WARRANTY DEED
(ORC 5302.07/5302.08)**

KNOW ALL MEN BY THESE PRESENTS, that **Exeter Route 40 Land, LLC**, a Delaware limited liability company ("Grantor"), for good and valuable consideration paid, grants, with limited warranty covenants, to **Pool 2 Industrial OH LLC**, a Delaware limited liability company ("Grantee"), whose tax mailing address is c/o EQT Exeter, 101 W. Elm Street, Suite 600, Conshohocken, PA 19428, Attn: Diana C. Liu, the following real property situate in the Township of West Jefferson, County of Madison, and State of Ohio:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Parcel Nos.: 16-00038.000; 08-01032.000
Property Address: 1020 Enterprise Parkway South & 5815 US 40,
West Jefferson, Ohio 43162
Prior Instrument Reference: OR Book 349, Page 519; OR Book 355, Page 47; &
OR Book 360, Page 1585

The conveyance herein is made subject to the following exceptions which are excepted from the foregoing limited warranty covenants:

- 1. Restrictions, conditions, covenants, reservations, and easements of record.
- 2. Zoning, use and building regulatory ordinances, if any.
- 3. Taxes and assessments, general and special, not currently due.

[Signatures and acknowledgment appear on following page]

1713-21

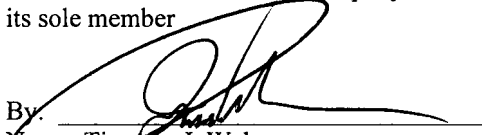
IN WITNESS WHEREOF, the Grantor has caused this Limited Warranty Deed to be duly executed and delivered on this ¹⁵⁰⁴ 29th day of October, 2021.

Exeter Route 40 Land, LLC,
a Delaware limited liability company

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

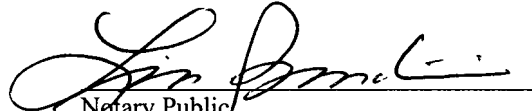
By: Exeter Operating Partnership IV GP LLC,
a Delaware limited liability company,
its sole general partner

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

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 21 day of Oct, 2021, Timothy J. Weber, the Vice President of Exeter Industrial REIT IV LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership IV GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership IV, L.P., a Delaware limited partnership, the sole member of **Exeter Route 40 Land, LLC**, a Delaware limited liability company, on behalf of the limited liability company. This is an acknowledgment clause. No oath or affirmation was administered to the signer with regard to the notarial act.


Notary Public

My commission expires: 11.25.22

This document was prepared by:
Marie C. Ragias, Esq.
Ice Miller LLP
250 West Street, Suite 700
Columbus, Ohio 43215

Commonwealth of Pennsylvania - Notary Seal
Lisa Bianchini, Notary Public
Montgomery County
My commission expires November 25, 2022
Commission number 1011466
Member, Pennsylvania Association of Notaries

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Madison, State of Ohio, and is described as follows:

Parcel 1:

Situated in the Village of West Jefferson, Madison County, Ohio, and part of Survey No. 7876 & 12143, Virginia Military Lands, and being all of Lot 1 of Maple West as recorded in Instrument Number 201900000366 and also plat record B419 & B420 of the Madison County, Ohio Recorder's Office.

Except:

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey number 12143, and being part of Lot 1, Project Maple West, as recorded in Instrument Number 201900000366 and Plat Record B419 & B420, conveyed to Exeter Route 40 Land by the instrument filed as Official Record volume 349, page 519-522, Parcel 16-00038.000, (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), being more particularly described as follows:

BEGINNING at a 5/8" x 30" rebar with yellow cap stamped "CESO" found in at the northwest corner of said Lot 1, a northerly corner of Lot 2 of said Project Maple West, conveyed to Medline Industries, Inc., as recorded in Official Record 345, Pages 90- 95, Pages 96-97, Pages 103-105 and being on the southerly right-of-way line of U.S. Route 40;

Thence along the said southerly right-of-way line of U.S. Route 40 the following courses:

North 87° 37' 08" East for a distance of 232.88 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO"

North 85° 44' 51 " East for a distance of 586.09 feet to a found 4" Concrete ROW Monument;

North 86° 43' 31" East for a distance of 283.69 feet to a found 5/8" x 30" rebar with yellow cap stamped "CESO";

North 86° 27' 55" East for a distance of 127.56 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO";

Thence leaving said southerly right-of-way line of the said U.S. Route 40, along a new division line through said Lot 1, South 03° 32' 17" East for a distance of 1413.03 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO" on the northerly line of said Lot 2;

Thence along said northerly line of Lot 2 the following courses: South 86° 27' 43" West for a distance of 1253.42 feet to a found 5/8" x 30" rebar with yellow cap stamped "CESO"; North 02° 35' 36" West for a distance of 1411.92 feet to the POINT OF BEGINNING, containing 40.2344 acres, more or less.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Jeffrey A. Miller, Ohio Registered Professional Surveyor number 7211, and is based on an actual field survey conducted by CESO, Inc. in 2021 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983.

Parcel 2:

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey number 7876, and being a 0.999 acre parcel known as Madison County Auditor's Parcel number 08-01032.000 conveyed to Michael B. Smith by the instrument filed as Official Record volume 176, page 201 (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), the said 0.999 acre parcel also being more particularly described as follows:

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Commencing for Reference at a 5/8' pin found in a monument box at the centerline intersection of U.S. Route 40 and Enterprise Parkway;

Thence along the said centerline of U.S. Route 40, South 86 degrees 27 minutes 56 seconds West for a distance of 909.78 feet to a point;

Thence leaving the said centerline of U.S. Route 40, South 03 degrees 32 minutes 30 seconds East, passing a 5/8' iron pin with identification cap stamped "COTTRILL" at 74.95 feet, for a total distance of 95.00 feet to a 5/8" iron pin found at the Grantor's Northeasterly corner, on the Southerly right-of-way line of the said U.S. Route 40, and at an interior corner of a parcel conveyed to Exeter Route 40 Land, LLC by the instrument filed as Official Record volume 349, page 519, the last said pin being the True Point of Beginning of the parcel herein described.

Thence along the Grantor's Easterly line and a Westerly line of the said Exeter Route 40 Land, LLC parcel, South 03 degrees 32 minutes 30 seconds East for a distance of 263.77 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's Southeasterly corner and at an interior corner of the said Exeter Route 40 Land, LLC parcel;

Thence along the Grantor's Southerly line and a Northerly line of the said Exeter Route 40 land, LLC parcel, South 86 degrees 26 minutes 14 seconds West for a distance of 165.00 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's Southwesterly corner and at an interior corner of the said Exeter Route 40 Land, LLC parcel;

Thence along the Grantor's Westerly line and an Easterly line of the said Exeter Route 40 Land, LLC parcel, North 03 degrees 32 minutes 30 seconds West for a distance of 263.85 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's Northwesterly corner, at an interior corner of the said Exeter Route 40 Land, LLC parcel, and on the said Southerly right-of-way line of the said U.S. Route 40;

Thence along the Grantor's Northerly line and the said Southerly right-of-way line of the said U.S. Route 40, North 86 degrees 27 minutes 56 seconds East for a distance of 165.00 feet to the True Point of Beginning, containing 0.999 acres, more or less.

This description was prepared by Jeffrey A. Miller, Ohio Registered Professional Surveyor number 7211, and is based on an actual field survey conducted by CESO, Inc. in 2019 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983.

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