

STATE OF Pennsylvania)
COUNTY OF Delaware)

**WARRANTY DEED
FOR ROAD, WATER AND SEWER UTILITIES,
DRAINAGE IMPROVEMENTS, AND EASEMENTS**

THIS INDENTURE made this ____ day of _____, 2025, by and between **EXETER OLD AUGUSTA LAND, LLC**, a Delaware limited liability company, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part, hereinafter referred to as Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain road, situate, lying and being in the 9th G.M. District, Effingham County, Georgia, consisting of the entire right-of-way of Shaw Industrial Court (80' R/W) located within Old Augusta Road Industrial Park, as more particularly described on that certain plat prepared by James Matthew Anderson, R.L.S. No. 3280, dated June 5, 2025 and recorded in Plat Book ____, Page ____, in the office of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within Old Augusta Road Industrial Park, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any building.

TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements and drainage easements, including the right to ingress and egress over the easements, all located within Old Augusta Road Industrial Park, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

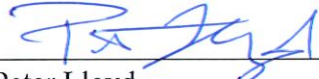
IN WITNESS WHEREOF, the said Grantor, by and through its authorized agent, has hereunto set its hand and seal, on the day and year first above written.

EXETER OLD AUGUSTA LAND, LLC,
a Delaware limited liability company

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

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

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

By: 
Name: J. Peter Lloyd
Title: Vice President

Signed, sealed and delivered in the
presence of:


Witness


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

The foregoing conveyance of road, water and sewer utilities, drainage infrastructure, and easements in Old Augusta Road Industrial Park, Effingham County, Georgia is hereby accepted by the Grantee.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2025.

**BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA**

BY: _____ (Seal)
Damon Rahn
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

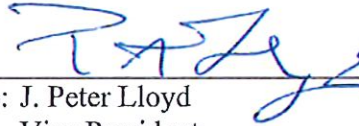
Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

**EXETER INDUSTRIAL REIT V LLC
OFFICER'S CERTIFICATE**

131.50 acres on Old Augusta Road, Rincon, Georgia

I, J. Peter Lloyd, do hereby certify that I am the duly elected and qualified Vice President of Exeter Industrial REIT V LLC, a Delaware limited liability company (the "**REIT**"). I certify that attached hereto as Exhibit "A" is a true, complete and correct copy of the resolutions of the Officers of the REIT adopted on November 30, 2021, in connection with the acquisition of the real property commonly known as 131.50 acres on Old Augusta Road, Rincon, Georgia. Such resolutions have not been modified in any respect since the adoption thereof.

IN WITNESS WHEREOF, I have signed this Officer's Certificate as of November 30, 2021.



Name: J. Peter Lloyd
Title: Vice President

Exhibit "A"

WHEREAS, Edward J. Fitzgerald is the President of Exeter Industrial REIT V LLC, a Delaware limited liability company (the "**REIT**"), and J. Peter Lloyd is Vice President of the REIT and are authorized to bind the REIT; and

WHEREAS, the REIT is the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company (the "**Company**"); and

WHEREAS, the Company is the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited partnership (the "**EOP V**"); and

WHEREAS, EOP V is the sole member of Exeter Old Augusta Land, LLC, a Delaware limited liability company ("**Old Augusta LLC**"), pursuant to the terms of an Operating Agreement dated August 24, 2021; and

WHEREAS, the REIT has reviewed that certain Agreement of Sale dated as of September 16, 2021 (as amended, the "**Purchase Agreement**"), executed by and between Old Augusta LLC, as buyer, and Old Augusta Partners LLC, a Georgia limited liability company, as seller, for and with respect to the purchase and sale of the property commonly known as 131.50 acres on Old Augusta Road, Rincon, Georgia, upon the terms and conditions established in the Purchase Agreement (the "**Acquisition**"); and

WHEREAS, it is in the best interest of the REIT, in its capacity as the sole member of the Company, in its capacity as the sole general partner of EOP V, as the sole member of Old Augusta LLC, to complete the Acquisition and execute and deliver any and all documents, agreements, certificates, and settlement statements relating to the Acquisition (collectively, the "**Acquisition Documents**"); and

NOW THEREFORE, BE IT:

RESOLVED, that the sole member of the Company, be and is hereby authorized, empowered and directed to make, execute and deliver any and all documents and take any action that such sole member of the Company, in its capacity as the sole general partner of EOP V, as the sole member of Old Augusta LLC, deems necessary and proper to effectuate the transactions contemplated by the Acquisition Documents, without further action; and be it

FURTHER RESOLVED, that the President and Vice President of the REIT, (collectively, the "**Authorized Persons**") are hereby severally authorized to negotiate, execute and deliver, as they shall deem appropriate, any and all documents in connection with the Acquisition; and be it

FURTHER RESOLVED, that the President and Vice President of the REIT do hereby ratify, confirm and approve any and all actions taken and documents executed and delivered prior to the adoption of these resolutions by Authorized Persons in connection with the Acquisition; and be it

FURTHER RESOLVED, that the President and Vice President of the REIT hereby adopt any additional or substitute resolutions of the Officers furnished by or at the direction of the Authorized Persons in connection with the foregoing matters if such Authorized Persons determine that such resolutions are desirable and are not materially inconsistent with the foregoing resolutions in a manner adverse to the REIT.