

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED WARRANTY DEED

STATE OF NEW YORK )  
)  
COUNTY OF NEW YORK )

**SREIT 1901 NORTHWIND, L.L.C.**, a Delaware limited liability company (“**Grantor**”), whose address is c/o Starwood Capital Group, 2340 Collins Avenue, Miami Beach, Florida 33139, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, this 2<sup>nd</sup> day of November, 2023, subject to the exceptions hereinafter set forth, **GRANTED, SOLD, and CONVEYED** and does hereby **GRANT, SELL, and CONVEY** unto **EXETER 1901-1951 NORTHWIND, L.P.**, a Delaware limited partnership (“**Grantee**”), whose address is Five Radnor Corporate Center, 100 Matsonford Road, Suite 250 Radnor, Pennsylvania 19087, certain land located in Lake County, Indiana, and being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements located on such land and all appurtenances thereto (such land, improvements and appurtenances being collectively referred to herein as the “**Property**”).

This conveyance is made and accepted subject to all matters set out in **Exhibit B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor’s right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee’s successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee’s successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

Grantor covenants and warrants that, except as noted above, the Property is free of any encumbrance made or suffered by said Grantor.

Notwithstanding any provision hereof to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Limited Warranty Deed (the “**Deed**”) accepts the physical condition of the Property “AS IS, WITH ALL FAULTS.”

The undersigned person executing this Deed on behalf of Grantor represents and certifies that such person is an Authorized Signatory of Grantor and has been fully authorized and empowered to execute and deliver this Deed; that Grantor has the capacity to convey the real estate described herein; and that all necessary organizational action for the making of such conveyance has been taken and done.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

**GRANTOR:**


**SREIT 1901 NORTHWIND, L.L.C.**, a  
Delaware limited liability company

By:   
Name: Garret Overlock  
Its: Authorized Signatory

STATE OF New York )  
 ) SS:  
COUNTY OF New York )

Before me, a Notary Public in and for said County and State, personally appeared Garret Overlock, known by me (or proved to me on the basis of satisfactory evidence to be) an Authorized Signatory of SREIT 1901 Northwind, L.L.C., a Delaware limited liability company, who acknowledged the execution of the foregoing instrument for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 15th day of November, 2023.

  
Hannah S. Ulrich, Notary Public

My Commission Expires: 05/02/2026

My County of Residence is: New York

My Commission No. is: 01UL6432512

Grantee's Address and Send Tax Statements to:  
100 Matsonford Road, Suite 250 Radnor, Pennsylvania 19087

Return Deed to:

The Chase Law Group, LLC, 1447 York Road, Suite 505, Lutherville, Maryland 21093

This instrument prepared by Teddy Miller, White & Case LLP, 609 Main Street, Suite 2900, Houston, Texas 77002.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Teddy Miller

HANNAH S. ULRICH  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01UL6432512  
Qualified in New York County  
My Commission Expires 05-02-2026

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## EXHIBIT A

### Legal Description of Property

#### PARCEL I:

Lot number 1 in the Resubdivision of Lots C & D in North Wind Crossings, as per plat thereof, recorded in Plat Book 97, page 48, in the Office of the Recorder of Lake County, Indiana.

#### PARCEL II:

Lot numbered 2A in Replat #5 of North Winds Crossings, as per plat thereof, recorded in Plat Book 105, page 74, in the Office of the Recorder of Lake County, Indiana.

#### PARCEL III:

Lot numbered 2B in Replat #5 of North Winds Crossings, as per plat thereof, recorded in Plat Book 105, page 74, in the Office of the Recorder of Lake County, Indiana.

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## EXHIBIT B

### Permitted Exceptions

1. Taxes, assessments and governmental charges for 2023 and subsequent years as not yet due and payable.
2. Laws, ordinances and governmental regulations (including but not limited to building, zoning, land use, and subdivision ordinances and regulations).
3. Rights of Munch's Supply LLC and Orean Beauty Inc., as tenants in possession only, under unrecorded leases with such parties having no option to purchase nor right of first refusal or offer with respect to any portion of the subject land, and as evidenced by a Memorandum thereof, dated November 22, 2021, and recorded December 3, 2021, as Instrument No. 2021-070018.
4. Right of way for perpetual easement for pipelines in favor of Lakehead Pipeline Company, Inc., dated July 15, 1968, and recorded August 12, 1968, in Misc. Record 1017, page 338 as Instrument No. 761350 of the Lake County Records; as affected by Conveyance, Assignment and Bill of Sale dated December 8, 1991 to Lakehead Pipe Line Company, Limited Partnership, and recorded December 19, 1991, as Instrument No. 91064623. (Parcel I)
5. Easement for pipelines, granted to Lakehead Pipe Line Company, Inc., dated July 15, 1968, and recorded August 12, 1968, in Misc. Record 1017, page 340, as Instrument No. 761351 of the Lake County Records; as affected by Conveyance, Assignment and Bill of Sale dated December 8, 1991, to Lakehead Pipe Line Company, Limited Partnership, and recorded December 19, 1991, as Instrument No. 91064623; as further affected by Amendment to Right of way and Easement Grant, recorded October 24, 2013, as Instrument No. 2013-079117. (Parcel I)
6. Easements and building lines as shown on the plat of North Wind Crossings Subdivision, recorded in Plat Book 95, Page 86 of the Lake County Records; as affected by the Resubdivision of Lots C & D in North Wind Crossings, recorded in Plat Book 97 Page 48. (Parcel I)
7. Easements and building lines as shown on the plat of North Wind Crossings Subdivision, recorded in Plat Book 95, Page 86 of the Lake County Records; as affected by the Replat #5 of North Wind Crossings, recorded in Plat Book 105 Page 74. (Parcels II and III)
8. Easement for utilities in favor of Northern Indiana Public Service Company, recorded November 1, 2004, as Instrument No. 2004-93151 of the Lake County Records.
9. Declaration of Covenants, Easements, Conditions and Restrictions, recorded May 21, 2004, as Instrument No. 2004-042450 of the Lake County Records. Amended by Agreement to Amend, Restate & Consolidate Declaration of Covenants, Easements, Conditions and Restrictions dated October 17, 2019, and recorded December 18, 2019, as Instrument No. 2019-087419.
10. Terms and provisions of Shared Access Easement Agreement, dated November 22, 2021, by and between SREIT 1700 Northwind, L.L.C. and SREIT 1901 Northwind,

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L.L.C., and recorded December 3, 2021, as Instrument No. 2021-070019 of the Lake County Records.

11. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing by SREIT 1901 Northwind, L.L.C., a Delaware limited liability company, to DBR Investments Co. Limited, a Cayman Islands corporation, dated November 26, 2019, and recorded December 18, 2019, as Instrument No. 2019-087421 in the Lake County Records; last assigned to Wells Fargo Bank, National Association, as Trustee, for the benefit of the registered holders of GS Mortgage Securities Trust 2020-GC45, Commercial Mortgage Pass-Through Certificates, Series 2020-GC45, and the Pooled RR Interest Owner, and the holder of the related Companion Loan, as their interests may appear, by Assignment thereof dated January 30, 2020, and recorded May 19, 2020, as Instrument No. 2020-027296, as further affected by Assumption Agreement as evidenced by the Memorandum of Assumption Agreement recorded concurrently herewith.
12. Assignment of Leases and Rents by SREIT 1901 Northwind, L.L.C., a Delaware limited liability company, to DBR Investments Co. Limited, a Cayman Islands corporation, dated November 26, 2019, and recorded December 18, 2019, as Instrument No. 2019-87422 in the Lake County Records; last assigned to Wells Fargo Bank, National Association, as Trustee, for the benefit of the registered holders of GS Mortgage Securities Trust 2020-GC45, Commercial Mortgage Pass-Through Certificates, Series 2020-GC45, and the Pooled RR Interest Owner, and the holder of the related Companion Loan, as their interests may appear, by Assignment thereof dated January 30, 2020, and recorded May 19, 2020, as Instrument No. 2020-027297, as further affected by Assumption Agreement as evidenced by the Memorandum of Assumption Agreement recorded concurrently herewith.
13. UCC-1 Financing Statement naming Exeter 1901-1951 Northwind, L.P., as Debtor, and Wells Fargo Bank, National Association, as Trustee, for the benefit of the registered holders of GS Mortgage Securities Trust 2020-GC45, Commercial Mortgage Pass-Through Certificates, Series 2020-GC45, and the Pooled RR Interest Owner, and the holder of the related Companion Loan, as their interests may appear, as Secured Party, recorded concurrently herewith.