

TRANSFERRED
DATE 7-8-19
SEC. 319.54 50
SEC. 319.02 COMPLIED
WITH AMT 857,000.
DREW CANNON
AUDITOR PERRY CO OHIO
BY KJW

Instrument Book Page
201900002431 OR 455 43

201900002431
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
07-08-2019 At 12:30 pm.
DEED 44.00
OR Book 455 Page 43 - 46

(ABOVE LINE FOR RECORDER'S USE ONLY)

LIMITED WARRANTY DEED

ARG PHNLXOH001, LLC, a Delaware limited liability company, whose address is c/o American Finance Trust, Inc., 7621 Little Avenue, Suite 200, Charlotte, NC 28226 (hereinafter collectively "Grantor"), for valuable consideration to them paid by **AFN ABSPROP001, LLC**, a Delaware limited liability company, whose mailing address is c/o American Finance Trust, Inc., 7621 Little Avenue, Suite 200, Charlotte, NC 28226 ("Grantee"), grants with limited warranty covenants to said Grantee, its successors and assigns forever, the following described real estate (the "Real Estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

There are excepted from the general warranty covenants and the Real Estate is conveyed subject to legal highways, easements, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Prior Instrument Reference: Official Record Book 449, Page 252
Perry County, Ohio Records.

Grantor has effectively executed this Deed as of the 30th day of July
2019.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

After Recording Return to:
Stewart Title Guaranty Company
One Washington Mall, Suite 1400
Boston, MA 02108
Attn: Joseph Berry

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GRANTOR:

ARG PHNLXOH001, LLC, a Delaware limited liability company

By: American Finance Operating Partnership, L.P., a Delaware limited partnership, its sole member

By: American Finance Trust, Inc., a Maryland Corporation, its general partner

By: Michael R. Anderson
Name: Michael R. Anderson
Title: Authorized Signatory

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

The foregoing instrument was acknowledged before me this 22 day of May, 2019, by Michael R. Anderson, the Authorized Signatory of American Finance Trust, Inc., a Maryland corporation, the general partner of American Finance Operating Partnership, L.P., a Delaware limited partnership, the sole member of ARG PHNLXOH001, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Julia Grace
Notary Public
Print Name: Julia Grace

(Seal)

This instrument prepared by:

Tricia V. Baker, Esq.
Alston & Bird LLP
101 South Tryon St., Suite 4000
Charlotte, NC 28280-4000

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2021

APPROVED FOR
TRANSFER

BY: CTM DATE: 7-8-19

ind PERRY COUNTY ENGINEER

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Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Perry, STATE OF OH,
AND IS DESCRIBED AS FOLLOWS:

Tract One

Being in the City of New Lexington and a part of the Southeast Quarter of Section 4, Township 15 North,
Range 15 West, Pike Township, Perry County, Ohio and the lands of Lawrence and Barbara Nash, Volume 252, Page 791 and OR 50, Page 699 and being more particularly described as follows:

Beginning, for reference, at a stone at the Southwest corner of the Southeast Quarter of Section 4;

thence North 55° 22' 19" East 60.748 feet to an iron pin set;

thence North 00° 01' 21" West 55.000 feet to an iron pin and the principal place of beginning of the tract
herein to be described;

thence North, 00° 01' 21" West 112.00 feet along the East line of 50.00 feet wide Carroll Street, Carroll's
Addition, Plat Book 2, Page 87, to an iron pin set;

thence North 89° 59' 39" East 173.629 feet along the South line of 60.000 feet wide North Mill Street,
North Addition, Plat Book 2, Page 57, to an iron pin set;

thence South 00° 01' 21" East 66.958 feet along the lands of Chester and Alveda Van Horn, Volume 210,
Page 107, to an iron pin set;

thence North 89° 58' 39" East 50.000 feet to an iron pin set;

thence South 00° 47' 18" East 45.000 feet along the lands of Alveda Cannon, Volume 171, Page 106, to
an iron pin set, passing an iron pin found at 43.640 feet;

thence South 89° 58' 44" West 224.231 feet along the lands of Kathleen Lacey, Volume 253, Page 846,
to the place of beginning. The tract as surveyed contains 21,706 sq. ft. or 0.498 acres, more or less,
subject to all highways and easements of record.

Bearings in the above description are based on the West line of the Southeast Quarter of Section 4
bearing North 00° 01' 21" West.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification on caps set flush with the
ground.

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Tract Two

Being in the City of New Lexington and a part of the Southeast Quarter of Section 4, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio and the lands of Kathleen Lacey, Volume 253, Page 845 and being more particularly described as follows:

Beginning, for reference, at a stone at the Southwest corner of the Southeast Quarter of Section 4; thence North 55° 22' 19" East 60.748 feet to an iron pin set and the principal place of beginning of the tract herein described;

thence North 00° 01' 21" West 55.000 feet along the East side of 50.000 feet wide Carroll Street, Carroll's Addition, Plat Book 2, Page 87, to an iron pin set;

thence North 89° 58' 44" East 224.231 feet along the lands of Lawrence and Barbara Nash, Volume 252, Page 791 and OR 50, Page 699, to an iron pin set;

thence South 00° 47' 18" East 55.000 feet along the lands of Alveda Cannon, Volume 171, Page 106, to an iron pin set;

thence South 89° 58' 39" West 224.966 feet along the land of the Board of Perry County Commissioners, Volume 229, Page 793, to the place of beginning. The tract as surveyed contains 12,352 sq. ft. or 0.284 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the West line of the Southeast Quarter of Section 4 bearing North 00° 01' 21" West.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

Property Address: 512 Carroll Street
City, State: New Lexington, Ohio
County: Perry

Parcel No.: 270001400000

201900002431
STEWART TITLE GUARANTY COMPANY
259 W SCHROCK ROAD
WESTERVILLE OH 43081