

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT DG INDUSTRIAL PORTFOLIO I PROPERTY OWNER, L.P., a Delaware limited partnership ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto 2010 REDBUD BLVD OWNER, L.P., a Delaware limited partnership ("**Grantee**"), subject to the Permitted Exceptions (as defined below), forever that certain tract or parcel of land in Collin County, Texas, as more particularly described in Exhibit A attached hereto and incorporated herein (the "**Land**"), together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto (including, without limitation, easements or rights-of-way related thereto and all licenses and privileges) and with all improvements, buildings and fixtures located thereon (collectively, the "**Property**").

This conveyance is made subject to the encumbrances and exceptions ("**Permitted Exceptions**") described in Exhibit B attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions and as aforesaid, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's heirs, executors, administrators, personal representatives, successors and assigns, TO WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions and, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors 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.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized representative as of the date of the acknowledgement below, to be effective as of _____, 2025.

GRANTOR:

DG INDUSTRIAL PORTFOLIO I PROPERTY
OWNER, L.P., a Delaware limited partnership

By: DG Industrial Portfolio I Property Owner GP,
LLC, a Delaware limited liability company, its
general partner

By: *JK Walker*
Name: Joseph Walker
Title: Authorized Signatory

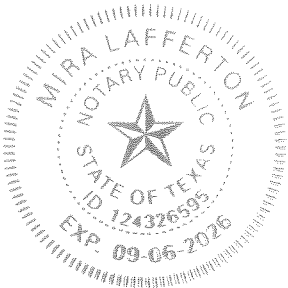
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 27th day of February, 2025 by Joseph Walker, the Authorized Signatory of DG Industrial Portfolio I Property Owner GP, LLC, a Delaware limited liability company, as the general partner of DG INDUSTRIAL PORTFOLIO I PROPERTY OWNER, L.P., a Delaware limited partnership, for the purposes stated herein.

Notary Public: Check the appropriate box – and only one box – as applicable to this notarial act:

- ☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.



Mira Lafferton
Notary Public, State of Texas

Notary's printed name: Mira Lafferton

My commission expires: 9/6/2026

**Grantee's mailing address and
after recording, return to:**
1255 23rd Street NW,
Washington, District of Columbia 20037

EXHIBIT A
to
Special Warranty Deed

LAND DESCRIPTION

Land situated in Collin County, Texas, described as follows:

TRACT 1:

Lot 4R, Block E, of BRAY CENTRAL TWO ADDITION, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume R, Page 185, Map Records, Collin County, Texas, under Clerk's File No. 2005-0168248, Official Public Records, Collin County, Texas.

TRACT 2: (Easement Estate)

Easement Estate as created and defined in Mutual Access and Easement Agreement executed by and between Geojojo Businesses LP, a Texas limited partnership, Paella Industrial Partners LP, a Texas limited partnership and McKinney North Central Business Park, LP, a Texas limited partnership dated July 18, 2006, filed July 19, 2006, recorded in/under Clerk's File No. 20060719001013620, Official Public Records, Collin County, Texas.

Commonly known as: 2010 N. Redbud Blvd., McKinney, Texas 75069

EXHIBIT B
to
Special Warranty Deed

PERMITTED EXCEPTIONS

- (i) Applicable ordinances, codes, rules and regulations imposed by any applicable governmental entity and affecting the Property, including any planning or zoning commission;
- (ii) real property taxes and assessments for the year 2025, and subsequent years, not yet due and payable;
- (iii) any and all easements, encumbrances, conditions, covenants, restrictions, stipulations, and all other matters of record affecting the Property;
- (iv) rights of tenants in possession, as tenants only, under unrecorded lease agreements without any rights of first refusal or options to purchase the Property; and
- (v) all matters affecting the Property that would be disclosed by an accurate and complete survey of the Property.