

Check this box if no longer subject to Section 16. Form Form 5 obligations may continue. See Instruction 1(b).

## UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(b) of the Investment Company Act of 1940

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1. Name and Address of Reporting Person *  Mavoides Peter M.				Issuer Name and Ticker or Trading Symbol						5. Rel	Relationship of Reporting Person(s) to Issuer (Check all applicable)  _X_Director10% Owner					
				ESSENTIME I ROTERTIES REMEIT TROST, INC. [ ETRI ]												
(Last) (First) (Middle)				Date of Earliest Transaction (MM/DD/YYYY)								_X_ Officer (give title below) Other (specify below)  President and CEO				
902 CARNEGIE CENTER BLVD., SUITE 520				11/3/2021												
	(Street)		4	. If Amendm	ent, Date Origina	al Filed (MM/DD/YY	YY)				6. Ind	vidual or Joint/Group Filing (Check Applicable I	ine)			
PRINCETON, NJ 08540 (City) (State) (Zip)										X_For	X Form filed by One Reporting Person Form filed by More than One Reporting Person					
				Table I	- Non-Derivativ	ve Securities Acqu	iired, Dispos	ed of, o	r Benefici	ally Owned						
2. Trans. [Instr. 3]			2. Trans. D		2A. Deemed Executi Date, if any	ion 3. Trans. Code (Instr. 8)				red (A) or Disposed	of (D)	(Instr. 3 and 4) Ow For Dir			6. Ownership Form: Direct (D) or Indirect	Beneficial Ownership
						Code	v	Ar	mount	(A) or (D)	Price				(I) (Instr. 4)	(Instr. 4)
Common Stock			11	/3/2021		G	v	4	1939	D	\$0	210532			D	ī
			Table II	- Derivative	Securities Benef	ficially Owned (e.	g., puts, calls	s, warra	ınts, optio	ns, convertible	securitie	es)				
Title of Derivate Security (Instr. 3)	Conversion or Exercise Price of Derivative Security		3A. Deemed Execution Date, if any	4. Trans. Co (Instr. 8)	de	5. Number of Derivativ or Disposed of (D) (Instr. 3, 4 and 5)	e Securities Acqu	aired (A)	6. Date Exerc Date	cisable and Expirati	on 7. Title a (Instr. 3		8. Price of Derivative Security (Instr. 5)	Securities Beneficially Owned Following Reported	Ownership Form of Derivative Security: Direct (D) or Indirect	Beneficial
	1	1				1	1		Date Exercisa	able Expiration Da	te Title	Amount or Number of Shares		Transaction(s)	(I) (Instr.	ı

## Explanation of Responses:

Remarks: Exhibit 24.1 - Power of Attorney

Reporting Owners

Reporting Owner Name / Address	Relationships							
Reporting Owner Name / Address	Director	10% Owner	Officer	Other				
Mavoides Peter M. 902 CARNEGIE CENTER BLVD. SUITE 520 PRINCETON, NJ 08540	x		President and CEO					

## Signatures

/s/ Timothy J. Earnshaw, attorney-in-fact 11/4/2021 Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

If the form is filed by more than one reporting person, see Instruction 4(b)(v).

Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

 $Note: \quad \mbox{File three copies of this Form, one of which must be manually signed. If space is insufficient, {\it see} \ \mbox{Instruction 6 for procedure}.$ Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

## POWER OF ATTORNEY

Know all by these presents, that the undersigned hereby makes, constitutes and appoints each of Gregg A. Seibert, Mark E. Patten and Timothy J. Earnshaw, or any of them acting individually, and with full power (1)prepare, execute in the undersigned's name and on the undersigned's behalf, and submit to the U.S. Securities and Exchange Commission (the "SEC") a Form ID, including amendments thereto, and any other docume (2)execute for and on behalf of the undersigned, in the undersigned's capacity as an officer and/or director of Essential Properties Realty Trust, Inc., a Maryland corporation (the "Company"), Forms 3, 4, and 5 (3)do and perform any and all acts for and on behalf of the undersigned which may be necessary or desirable to complete and execute any such Form 3, 4, or 5, complete and execute any amendment or amendments the (4)take any other action of any type whatsoever in connection with the foregoing which, in the opinion of such attorney-in-fact, may be of benefit to, in the best interest of, or legally required by, the unders The undersigned hereby grants to each such attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of This Power of Attorney shall remain in full force and effect until the undersigned is no longer required to file Forms 3, 4, and 5 with respect to the undersigned's holdings of and transactions in securities is IN WITNESS WHEREOF, the undersigned has caused this Power of Attorney to be executed as of this 23rd day of April, 2021.

/s/ Peter M. Mavoides Signature

Peter M. Mavoides Print Name