

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2019 Sep 18 03:11 PM
Book: 8753 Page: 849
 NC Rev Stamp: \$ 20578.00 Fee: \$ 26.00
 Instrument Number: 2019033908

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 20,578.00

Parcel Identifier No. 0747-04-81-2481 Verified by _____ County on the ____ day of _____, 2019
 By: _____

Mail/Return to: Pfizer Inc., 100 Route 206 North, Peapack, NJ 07977 Attn: Global Tax / Steve Rauch

Attn: Gary Annino

This instrument was prepared by: Kelly M. Otis, Blanco Tackabery & Matamoros, P.A.

Brief description for the Index: 1219 Shiloh Glenn Drive, Durham, NC

THIS DEED made this 17th day of September, 2019, by and between

GRANTOR	GRANTEE
SP SHILOH, LLC, an Indiana limited liability company 8801 River Crossing Blvd., Suite 300 Indianapolis, IN 46240	BAMBOO THERAPEUTICS, INC., a Delaware corporation c/o Pfizer Inc. 100 Route 206 North Peapack, NJ 07977 Attn: Global Tax / Steve Rauch

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 1A, "Exempt Recombination Plat Property of SP Shiloh, LLC", recorded in Plat Book 197, Page 186, Durham County Registry, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 1219 Shiloh Glenn Drive, Durham, NC

Said Property having been previously conveyed to Grantor by instruments recorded in Book 7871, Page 934 and Book 7871, Page 928.

All or a portion of the Property conveyed herein does not include the primary residence of Grantor.

submitted electronically by "First American Title NCS"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

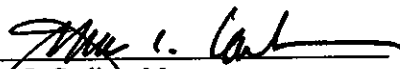
AND THE GRANTOR covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All matters of record, but only to the extent they affect or relate to the Property, all interests of tenants in possession of the Property, all zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property, and all matters which a survey of the Property would disclose.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

SP SHILOH, LLC,
an Indiana limited liability company

By: 
James C. Carlino, Manager

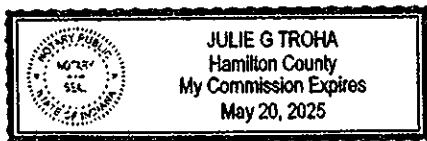
STATE OF INDIANA)

) ss.:

COUNTY OF MARION)

I certify that the following person personally appeared before me this day and acknowledged that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James C. Carlino as the Manager of SP Shiloh, LLC, an Indiana limited liability company.

Date: September 3, 2019



(Official Seal)

Julie G. Troha
Notary Public

Julie G. Troha
Insert name of Notary, printed or typed

My Commission Expires: 5/20/25