

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded

2021 Oct 04 12:30 PM

Book: 9483 Page: 846

NC Rev Stamp: \$ 182400.00 Fee: \$ 26.00

Instrument Number: 2021050485  
DEED

Prepared by: Ropes & Gray LLP  
Return to: Prudential Tower, 800 Boylston Street  
Boston, Massachusetts 02199  
Attn: Katherine E. Hyland

Tax Parcel No.: 0749-04-80-9947

Brief Description for the Index: New Area, 11.47 acres, Plat Book 182, Page 272

STATE OF NORTH CAROLINA

Excise Stamps: \$182,400

COUNTY OF DURHAM

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS NORTH CAROLINA SPECIAL WARRANTY DEED** is made as of the [15<sup>th</sup>] day of [September], 2021 by and between:

GRANTOR	GRANTEE
<p><b>Bluebird Bio, Inc.,</b> a Delaware corporation</p> <p>60 Binney Street Cambridge, Massachusetts 02142 Attention: Chief Legal Officer</p>	<p><b>Resilience Boston, Inc.,</b> a Delaware corporation</p> <p>9310 Athena Circle La Jolla, CA 92037 Attention: General Counsel</p>

The designations 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 Grantor, for valuable consideration paid by Grantee, the receipt and legal sufficiency of which is hereby acknowledged, has and by these presents does hereby grant,

bargain, sell and convey unto Grantee in fee simple all that certain plot or parcel of land situated in the County of Durham, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 8313 at Page 627, of the Durham County Public Registry.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of Grantor.

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

**AND GRANTOR** covenants with Grantee that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

**[SIGNATURE PAGE FOLLOWS]**

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

**GRANTOR:**

**BLUEBIRD BIO INC.,**  
a Delaware Corporation

By: Chip Baird  
Name: Chip Baird  
Title: CFD

STATE OF Massachusetts

COUNTY OF Suffolk

I, Pamela Lillian Reece, a Notary Public for said County and State, do hereby certify that Chip Baird of Bluebird Bio Inc., a Delaware Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, as Authorized Member of said limited liability company.

Witness my hand and official stamp or seal, this 14 day of September 2021.

Pamela Lillian Reece  
Notary Public

My Commission Expires:  
October 14, 2022

[NOTARY SEAL]

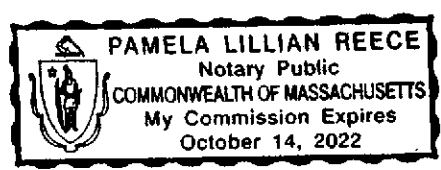


EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

BEING ALL THAT PARCEL OF LAND SHOWN AS "NEW AREA; 11.147 ACRES" ON THAT CERTAIN FINAL PLAT OF STREET CLOSING AND RECOMBINATION FOR TKC CXVI DATED AUGUST 20, 2008, PREPARED BY RONALD D. CARPENTER, TRIANGLE SURVEYORS, AND RECORDED IN PLAT BOOK 182, PAGE 272, DURHAM COUNTY REGISTRY.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Any matters or conditions which would be disclosed or revealed by an accurate survey and inspection of the Property.
3. Any conditions, covenants, declarations, easements, reservations, restrictions, instruments, or other matters of record.
4. Applicable zoning ordinances and regulations and similar land use ordinances or regulations.