

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Nov 21 12:13 PM NC Rev Stamp: \$ 22788.00  
Book: 8313 Page: 627 Fee: \$ 26.00  
Instrument Number: 2017041074  
DEED

Prepared by: Goodwin Procter LLP  
Return to: 100 Northern Avenue  
Boston, Massachusetts 02210  
Attn: Alex Randall, Esq.

Grantee's Address: bluebird bio, Inc.  
60 Binney Street  
Cambridge, Massachusetts 02142  
Attn: Chief Legal Officer

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

**STATE OF NORTH CAROLINA**

**Excise Stamps: \$22,788.00**

**COUNTY OF DURHAM**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS NORTH CAROLINA SPECIAL WARRANTY DEED** is made as of the 21<sup>ST</sup> day of November, 2017 by and between **TKC LXXII, LLC**, a North Carolina limited liability company (the "Grantor"), and **bluebird bio, Inc.**, a Delaware corporation (the "Grantee"). 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 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 4350 at Page 876, 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.

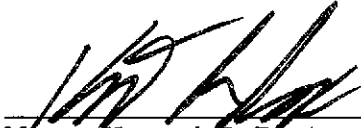
Title to the Property is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

**[SIGNATURE PAGE FOLLOWS]**

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

**GRANTOR:**

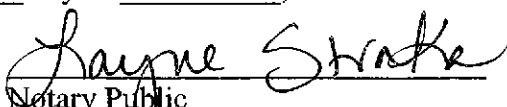
TKC LXXII, LLC,  
a North Carolina limited liability company

By:   
Name: Kenneth R. Beuley  
Title: Authorized Member

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Layne Straka Notary Public for said County and State, do hereby certify that Kenneth R. Beuley, Authorized Member of TKC LXXII, LLC, a North Carolina limited liability company, 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 16 day of Nov., 2017.

  
Notary Public

My Commission Expires:  
20 Jan 2019

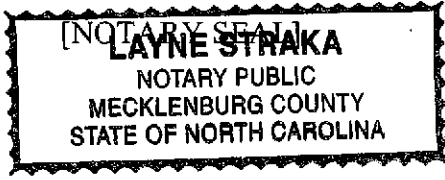


EXHIBIT A

LEGAL DESCRIPTION

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 for the year 2017 due but not yet payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions for Centerpoint Distribution Center, recorded in Book 3570, Page 136; as amended by that Release and Amendment of Covenants recorded in Book 4350, Page 866; further amended by that Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Centerpoint recorded in Book 4350, Page 870; further amended by Third Amendment recorded in Book 7292, Page 863, Durham County Registry.
3. Right of way of T.W. Alexander Drive to its full legal width.
4. Easements and any other facts as shown on plat recorded in Plat Book 83, Page 55; Plat Book 101, Page 13; Plat Book 104, Page 66; Plat Book 114, Page 91; Plat Book 118, Page 65; Plat Book 126, Page 51; Plat Book 123, Page 149; Plat Book 151, Page 15; Plat Book 154, Page 217; Plat Book 156, Page 209; Plat Book 156, Page 339; Plat Book 159, Pages 213 and 215; Plat Book 177, Page 172; Plat Book 182, Page 272; and Plat Book 192, Page 45, Durham County Registry.
5. Memorandum of Action to General Electric Company recorded in Book 1261, Page 928, Durham County Registry. As affected by Consent Judgement in favor of Department of Transportation recorded in Book 1342, Page 313, Durham County Registry
6. Notice of Underground Utilities by General Electric Semiconductor recorded in Book 1399, Page 440, Durham County Registry.
7. Right(s) of way to Department of Transportation, an agency of the State of North Carolina recorded in Book 1426, Page 229, Durham County Registry.
8. Assignment of Rights Under Sewer Agreement to Westgate Properties, Inc. recorded in Book 2635, Page 1; and Book 2943, Page 547; as affected by instrument recorded in Book 3616, page 727, Durham County Registry.
9. Right(s) of way to Duke Power Company LLC d/b/a Duke Energy Carolinas, LLC recorded in Book 5394, Page 942, Durham County Registry.
10. Right of Way Agreement by and between TKC LXXII, LLC and Duke Energy Carolinas, LLC, recorded in Book 5853, Page 69, Durham County Registry.
11. Easement to Duke Energy Carolinas, LLC recorded in Book 7780, Page 716, Durham County Registry.
12. Stormwater Facility Agreement and Covenants, recorded in Book 6353, Page 853 and Book 7614, Page 685, Durham County Registry.
13. Rights of others entitled to the continuous and uninterrupted flow of waters in Stirrup Iron Creek and branches thereof crossing Property.
14. Terms and Conditions of Quitclaim Deed in Deed recorded in Book 5815, Page 873, Durham County Registry (including reservation of site distance triangle by Department of Transportation).
15. Any matters shown on that certain ALTA/NSPS survey made by Triangle Surveyors on October 27, 2017, designated Job Number 98194.29, including but not limited to:
  - a. Retaining wall crosses northerly boundary and the land by approximately 3.4'