

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Sep 03 11:15 AM
Book: 9452 Page: 162
NC Rev Stamp: \$ 15000.00 Fee: \$ 26.00
Instrument Number: 2021045097
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$15,000.00

Parcel Identifier No. 0738-04-53-0382

Mail/Box to: Grantee

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP, (BFR), 4208 Six Forks Road, Suite 1400, Raleigh, NC 17609
(without title examination)

Brief description for the Index: Unit B, Condo Map 198, Pages 139-140

THIS DEED made this 2nd day of A u g u s t, 2021, by and between

GRANTOR	GRANTEE
TRIANGLE LIFE SCIENCE, LLC, a North Carolina limited liability company	DURHAM TRIANGLE 54 I, LLC, a Delaware limited liability company
c/o Jerico Development, Inc. 461 W. Sixth Street, Suite 300 San Pedro, CA 90731	c/o Longfellow Real Estate Partners 260 Franklin Street, 19 th Floor Boston, MA 02110

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 property situated in the City of Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

None of the property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid 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 submitted electronically by "First American Title Insurance Company - NCS Boston" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

TRIANGLE LIFE SCIENCE, LLC, a North Carolina limited liability company

By: Crail Capital, LLC, its ~~Manager~~

By: 

Name: Eric C. Johnson

Title: Chief Executive Officer

SEE NOTARY PAGE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

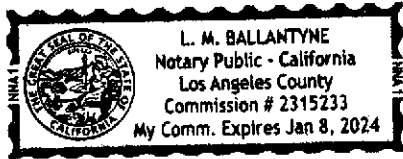
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On August 30, 2021 before me, L.M. Ballantyne, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eric C. Johnson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: North Carolina Special Warranty Deed (unit B)

Document Date: Number of Pages: 4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Eric C. Johnson

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other: Chief Executive Officer

Signer is Representing: Crail Capital LLC, Manager for Triangle Life Science LLC

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator

Other:

Signer is Representing:

EXHIBIT A

DESCRIPTION OF LAND

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

BEING all of **Unit B** described in that certain Declaration of Condominium for Triangle 54 Condominium, dated December 13, 2017 and recorded in Book 8328, Page 140, Durham County Registry (the "Declaration"), together with a 33% undivided interest in the common elements declared therein to be appurtenant to said Unit, which undivided interest shall automatically change in accordance with the terms of said Declaration and in any amendment or amendments thereto. The said Unit is also shown on that certain Condominium Plat for Triangle 54 Condominium recorded in Condominium Map Book 198, Pages 139-140, Durham County Registry, to which reference is also made for a more particular description.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments, including condominium assessments, for 2021 and subsequent years.
2. Such state of facts which would be shown by a current survey of the property.
3. Other matters of public record affecting the property as of the date hereof.