

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 14 04:16 PM
Book: 9495 Page: 412
NC Rev Stamp: \$ 3531.00 Fee: \$ 26.00
Instrument Number: 2021052588
DEED

Excise Tax: \$3,531.00

PINs: 0728-02-97-4947 & 0728-02-98-5096

Return after recording to: Grantee

This instrument was prepared by: B. Zachary Taylor of Manning, Fulton & Skinner, P.A.
[NO TITLE EXAMINATION PERFORMED BY PREPARER]

Brief description for the Index: 2805 Meridian Parkway and 1212 Carpenter Fletcher Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 13 day of October, 2021, by and between

GRANTOR	GRANTEE
PSI Pharma Support America, Inc., a Delaware corporation 875 First Avenue King of Prussia, PA 19406	Carolina Conference of Seventh-Day Adventists, Inc., a North Carolina non-profit corporation 2701 East W. T. Harris Boulevard Charlotte, NC 28213

The property conveyed by this instrument **does not** include the primary residence of Grantor.

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 Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

3547351v1.BZT.27174.T27168

Submitted electronically by "Westerlund & Zdenek Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property was acquired by Grantor by that certain deed recorded in Book 7750, Page 144, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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: (i) ad valorem taxes for the year 2022 and subsequent years; (ii) enforceable easements, restrictions, covenants, rights of way and other matters of record; and (iii) matters which would be revealed by a current and accurate survey of the property.

In addition to the foregoing, Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lots or parcels of land described on Exhibit B attached hereto and incorporated herein by reference. TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

PROVIDED, HOWEVER, GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT B.

[signature and notary acknowledgment follows]

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

GRANTOR:

PSI Pharma Support America, Inc.,
a Delaware corporation

By:  (SEAL)

Name: TIBOR Z KOVACS

Title: HEAD OF OPERATIONS, NORTH AMERICA

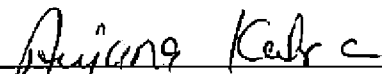
STATE OF CALIFORNIA

COUNTY OF SAN MATEO

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____

Date: October 6th, 2021



Notary Public: 

Printed Name: ANJANA KALRA

My Commission Expires: 03/28/2022

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

GRANTOR:

PSI Pharma Support America, Inc.,
a Delaware corporation

By: [Signature] (SEAL)

Name: Thomas Flud

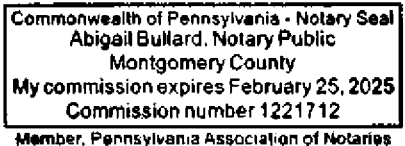
Title: Director of Operations

STATE OF Pennsylvania

COUNTY OF Montgomery

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tom Flud.

Date: October 5, 2021



Notary Public: [Signature]

Printed Name: Abigail Bullard

My Commission Expires: February 25, 2025

EXHIBIT A

Legal Description of Property
(Special Warranty)

Tract 1: 2805 Meridian Parkway

BEING all of Lot 13 as shown on the plat entitled "Recombination Plat of Lots 12, 13 and 13a, Meridian Business Campus" by The John R. McAdams Company, Inc. dated December 7, 1994, and recorded in Book 133, page 216, Durham County Registry.

Tract 2: 1212 Carpenter Fletcher Road

BEGINNING at an iron stake on the south side of the Carpenter and Fletcher Roads 750 feet in a westerly direction from W.S. Page's west line with Mrs. Simmons' northwest corner and running thence along and with her west line South 4° West 200 feet to a stake; thence in a westerly direction 200 feet to a stake; thence North 4° East 200 feet to a stake on the south side of the Carpenter and Fletcher Road; thence along and with the south side of said Carpenter and Fletcher Roads in an easterly direction 200 feet to a stake, the place and point of beginning, and being a portion of the land described in the deed from J.W.M. Barbee and wife, to W.T. Carpenter and wife, dated December 22, 1913, and recorded in Deed Book 48 at page 538.

SAVING AND EXCEPTING that parcel of real estate conveyed to Andrew Wayne Farrell and wife, Mary W. Farrell by A.L. Ferrell and wife, Lula K. Ferrell in the deed dated March 20, 1931, and recorded in Deed Book 274, at page 308, in the Durham County Registry.

This property is the westernmost 100 feet of the real estate described in Deed Book 162, at page 314, recorded in the Durham County Registry, and has an address of 1212 Carpenter Fletcher Road.

TOGETHER WITH AND INCLUDING all appurtenant rights and interests in and to that driveway easement set forth in that Deed of Easement recorded in Book 2332, Page 675, Durham County Registry.

EXHIBIT B
Legal Description of Property
(Non-Warranty)

2805 Meridian Parkway

Beginning at an existing iron pipe, said pipe being North 52°15'19" West 38,384.90 feet from N.C.G.S. monument "DRIVE 2", said monument having N.C. grid coordinates of N=764,293.62, E=2,059,679.98, thence from said beginning point North 07°14'23" East a distance of 379.53 feet to an existing iron pipe; thence with a curve turning to the left with an arc length of 2.96 feet, with a radius of 735.41 feet, with a chord bearing of South 88°08'31" East, with a chord length of 2.96 feet, to an existing iron pipe; thence South 88°15'25" East a distance of 167.51 feet to an existing iron pipe; thence South 00°40'34" West a distance of 272.81 feet to an existing nail; thence South 26°08'15" East a distance of 51.36 feet to an existing nail; thence South 71°58'06" West a distance of 67.86 feet to an existing iron pipe; thence with a curve turning to the right with an arc length of 176.46 feet, with a radius of 652.47 feet, with a chord bearing of South 79°42'58" West, with a chord length of 175.92 feet to the point and place of beginning, containing 1.583 acres, as shown on that ALTA/ACSM survey entitled "PSI Pharma Support America, Inc., 2805 Meridian Parkway & 1212 Carpenter-Fletcher Road" prepared by Withers & Ravenel, signed and sealed on July 21, 2015, to which reference is hereby made for a more particular description.

1212 Carpenter Fletcher Road

Beginning at an existing iron stake, said point being North 51°50'08" West 38,330.17 feet from N.C.G.S. monument "DRIVE 2", said monument having N.C. grid coordinates of N=764,293.62, E=2,059,679.98, thence from said point of beginning North 00°40'34" East 183.34 feet to an existing iron pipe, thence South 87°52'35" East a distance of 99.99 feet to an existing iron pipe; thence South 00°42'08" West a distance of 178.61 feet to an existing iron pipe; thence South 89°24'56" West a distance of 99.90 feet to an existing iron stake to the place and point of beginning, containing 0.415 acres, as shown on that ALTA/ACSM survey entitled "PSI Pharma Support America, Inc., 2805 Meridian Parkway & 1212 Carpenter-Fletcher Road" prepared by Withers & Ravenel, signed and sealed on July 21, 2015, to which reference is hereby made for a more particular description.