

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Dec 18 12:11 PM NC Rev Stamp: \$ 15275.00
Book: 8564 Page: 967 Fee: \$ 26.00
Instrument Number: 2018043277
DEED

Excise Tax \$15,275.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Lot No.:

Tax Parcel Identifier No. 157260

Verified by Durham County on the ____ day of December, 2018

By

Mail after recording to: Grantee

This instrument was prepared by: C. Allen York, Esq., Smith Anderson

Brief Description for the index

3029 E. Cornwallis Road, Durham, NC

THIS DEED made as of the 13th day of December, 2018, by and between:

GRANTOR

GLAXOSMITHKLINE LLC,
a Delaware limited liability company

5 Crescent Dr., Mail Code NY0300
Philadelphia, PA, 19112
Attention: Justin T. Huang, Esq.

GRANTEE

TKC- 3029 HOLDINGS, LLC, a North
Carolina limited liability company

c/o The Keith Corporation
5935 Carnegie Boulevard, Suite 200
Charlotte, North Carolina 28209
Attn: Greg Keith and Kenneth R. Beuley

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.

Submitted electronically by Stewart Title Guaranty - Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property herein conveyed does NOT include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by Instruments recorded in Book 1147 at Page 649, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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, except for the following: (a) taxes and assessments for the year 2018 and all subsequent years, (b) all matters which would be revealed by a current, accurate physical survey of the property, (c) easements, covenants, conditions, restrictions and other matters of record, but expressly excluding any monetary liens arising due to the acts of Grantor; and (d) all governmental laws, codes, ordinances, and restrictions now or hereafter in effect in so far as same affect the property, which includes without limitation, applicable zoning, subdivision, building and other land use laws and regulations (collectively, the "Permitted Exceptions").

[SEE ATTACHED SIGNATURE AND NOTARY PAGE]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

GLAXOSMITHKLINE, LLC,
a Delaware limited liability company

By: Hatixhe Hoxha
Name:
Title:

Hatixhe Hoxha
Assistant Secretary

STATE OF Pennsylvania

COUNTY OF Philadelphia

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document as Assistant Secretary on behalf of said company: Glaxo Smith Kline, LLC

^(MS)
Hatixhe
Hoxha,

(Print Name and Title)

Date: Dec. 12, 2018

Angelique Di Bruno-Ristine
Notary Public
Printed/Typed Name: Angelique Di Bruno-Ristine

My Commission Expires: March 26, 2018

[Notary Seal]

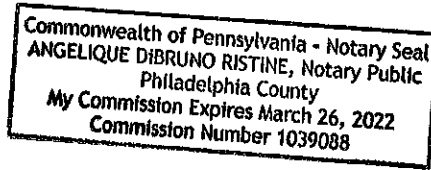


EXHIBIT A

ALL that certain lot or parcel of land situate, lying, and being in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an iron pipe located at the point of intersection of the easterly right-of-way line of Cornwallis Road with the northerly line of an access ramp extending in a southwesterly direction from the East-West Expressway, and connecting same with said Cornwallis Road, said point of beginning having North Carolina Grid Coordinates North 787,392.51 and East 2,039,336.48, and running thence from said point of beginning with the property line on the easterly side of Cornwallis Road north $33^{\circ}37'00''$ West 1372.89 feet to a concrete monument; thence further with the easterly right-of-way of Cornwallis Road North $44^{\circ}37'30''$ West 251.14 feet to a concrete monument, the southeast corner of a tract identified as Microelectronics Center of N.C.; thence with the easterly line of the tract so identified the following courses and distances: North $17^{\circ}39'30''$ East 747.03 feet to a concrete monument; thence North $2^{\circ}04'01''$ East 735.01 feet to a concrete monument; thence along the south line of a Duke Power Company easement thirty feet in width, South $89^{\circ}58'37''$ East 2174.0 feet to a concrete monument in the western right-of-way line of the East-West Expressway; thence with the west right-of-way line of said East-West Expressway as the same extends in a southerly direction along a clockwise arc with radius of 5389.54 feet a distance of 674.50 feet to a concrete monument; thence further with the west right-of-way line of the East-West Expressway South $18^{\circ}17'52''$ West 1646.73 feet to a concrete monument; thence further with the west right-of-way line of said East-West Expressway as the same extends, along a ramp leaving the main highway in a southwesterly direction, and having a clockwise arc with radius of 603.11 feet a distance of 525.14 feet to a concrete monument; thence further with said Expressway ramp South $68^{\circ}11'12''$ West 489.12 feet to the place and point of beginning, containing 104.62 acres, more or less, all as shown with particularity on plat and survey bearing date October 11, 1983, prepared by Boney & Associates, Inc., Engineering and Surveying; the said tract hereinabove described is the property conveyed by deed by The Pinelands Company, Inc., to Chemstrand Research Center, Inc., with general warranty bearing date October 2, 1959, and filed for registration October 2, 1959, in Deed Book 261 at Page 48, Durham County Registry.