

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Jun 12 03:41 PM**  
**Book: 8678 Page: 290**  
NC Rev Stamp: \$ 17003.00 Fee: \$ 26.00  
Instrument Number: 2019019801  
DEED

PREPARED BY:

Nelson Mullins  
4140 Parklake Avenue, Suite 200  
Raleigh, NC 27612

RETURN TO: Grantee

Parcel Id No.: 0748-01-48-7686  
Excise tax: ~~\$17,003.00~~ \$17,003.00

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**LIFESTAR PHARMA, LLC ("Grantor")** with an address of 1200 MacArthur Boulevard, Mahwah, New Jersey, 07430 USA., for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **STIRRUP CREEK LLC**, with an address of 2810 Meridian Parkway, Suite 120, Durham, NC 27713 ("**Grantee**") the County of Wake, North Carolina, the following premises as described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest in any common areas, and limited common areas (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, in fee simple forever, and Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

The property conveyed hereby is NOT the primary residence of Grantor.

*[signature on the following page]*

Submitted electronically by "Stubbs & Perdue, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.