

BOOK: 018674 PAGE: 02490 - 02492

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	2705180148
Mail/Box to:	Grantee
Prepared by:	Smith, Anderson, Blount, Dorsett, Mitchell, & Jernigan, LLP (CAY)
Brief description for the Index:	1005 North Arendell Avenue, Zebulon, North Carolina

THIS NON-WARRANTY DEED ("Deed") is made on the 31st day of August 2021, by and between:

GRANTOR	GRANTEE
GLAXOSMITHKLINE LLC , a Delaware limited liability company fka GLAXO, INC. 5 Moore Drive, PO Box 13398 RTP, NC 27709-3398, United States Mailstop 17.1E	TOWN OF ZEBULON , a municipal corporation and public body politic of the State of North Carolina 1003 N. Arendell Avenue Zebulon, NC 27597

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Town of Zebulon, Little River Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

See attached "Exhibit A"

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5000, Page 50, Wake County Registry.

All or a portion of the Property does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2007 page 1609.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

GLAXOSMITHKLINE LLC,
a Delaware limited liability company

By: Hatixhe Hoxha
Name: Hatixhe Hoxha
Title: Assistant Secretary

STATE OF PENNSYLVANIA, COUNTY OF DELAWARE

I ARLENE ELIZABETH CANNON, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 30 day of August 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):
ASSISTANT SECRETARY, HATIXHE HOXHA of GLAXOSMITHKLINE LLC.

Affix Notary Seal/Stamp

Arlene Elizabeth Cannon
Notary Public (Official Signature)
My commission expires: 21 May 2025

Commonwealth of Pennsylvania - Notary Seal
Arlene Elizabeth Cannon, Notary Public
Delaware County
My commission expires May 21, 2025
Commission number 1022737
Member, Pennsylvania Association of Notaries

Exhibit A

Legal Description

BEING all of the property of Glaxo Inc. described in the Quitclaim Deed recorded in Deed Book 5000, Page 50 in the Office of the Register of Deeds of Wake County, N.C. and being more particularly described as follows:

BEGINNING at an iron rod found in the northern right of way line of Judd Street marking the southwest corner of the property of the Town of Zebulon described in Deed Book 12670, Page 2355, said iron rod found having North Carolina State Plane NAD 83 (2011) coordinates of North 757,762.37 sFT and East 2,201,236.42 sFT, and running thence with the western line of said Town of Zebulon property North 28° 11' 01" West 435.97 feet to an iron rod found marking the northwest corner of said Town of Zebulon property; thence with the northern line of said Town of Zebulon property North 61° 25' 27" East 633.71 feet to an iron rod found in the western right of way line of North Arendell Avenue marking the northeast corner of said Town of Zebulon property; thence with the western right of way line of North Arendell Avenue North 28° 35' 07" West 214.71 feet to an iron rod set marking the southeast corner of the property of Glaxo Inc. described in Deed Book 2993, Page 117, said iron rod set being located South 28° 35' 07" East 119.84 feet from an iron pipe found at the intersection of the western right of way line of North Arendell Avenue with the southern right of way line of the off-ramp from eastbound US Highway 64 to North Arendell Avenue; thence with the southern line of said property of Glaxo Inc. South 85° 49' 08" West 697.58 feet to an iron rod set in the eastern line of the property of Glaxo Inc. described in Deed Book 2993, Page 127; thence with said eastern property line of Glaxo Inc. South 00° 33' 08" West 544.22 feet to a concrete monument found; thence continuing with said eastern property line of Glaxo Inc. South 19° 09' 44" West 126.91 feet to an iron pipe found marking the northeast corner of the property of Privette Property, LLC described in Deed Book 17600, Page 2165; thence with the eastern line of said Privette Property, LLC property South 13° 37' 45" West 81.26 feet to a railroad spike found; thence continuing with the eastern line of said Privette Property, LLC property South 02° 59' 57" East 100.08 feet to a railroad spike found; thence continuing with eastern line of said Privette Property, LLC property South 25° 12' 13" East 7.77 feet to a nail found marking the northeast corner of the property of the Donna P. Eddins Heirs (see estate file 14-E-2376 and Deed Book 14066, Page 2466); thence with the eastern line of said Eddins Heirs property South 25° 12' 13" East 217.13 feet to a railroad spike found in the northern right of way line of Judd Street marking the southeast corner of said Eddins Heirs property; thence with the northern right of way line of Judd Street North 61° 48' 01" East 468.50 feet to the point and place of BEGINNING. Containing 11.12977 acres more or less.

Bearings in this description are North Carolina State Plane NAD 83 (2011) based on information shown on Plat of Property and Topographic Survey prepared for the Town of Zebulon by The Wooten Company dated August 24, 2021 (Doc. No. 29220-D001).