

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,200.00

Parcel Identifier No. 0752826053

Mail/Box to: Grantee

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (BFR)

Brief description for the Index: Lot 24B, Book of Maps 1992, Page 1216

THIS DEED made this 30<sup>th</sup> day of March, 2022, by and between

GRANTOR

**TURNRIGHT LLC,  
a North Carolina limited liability company**

101 Four Meadows Lane  
Morrisville, NC 27560

GRANTEE

**Siemens Medical Solutions USA, Inc.,  
a Delaware Corporation**

40 Liberty Boulevard  
Malvern, PA 19355

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 lot or parcel of land situated in Wake 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 a Grantor.

Mail after recording to:

Harbor City Title Insurance Agency of NC, Inc.  
6201 Fairview Road, Suite 325  
Charlotte, NC 28210 File # 2111 2568

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

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, other than the following exceptions:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE.**

**(Remainder of page intentionally left blank)**

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

**TURNRIGHT LLC,**  
**a North Carolina limited liability company**

By: [Signature]  
Name: Sudhakar Vundavalli  
Title: Manager

STATE OF California  
COUNTY OF Alameda

I certify that this instrument was acknowledged before me on March 29, 2022, by Sudhakar Vundavalli in his/her capacity as Manager of **TURNRIGHT LLC, a North Carolina limited liability company**, on behalf of such limited liability company and for the purposes stated therein.

Date: 03/29/2022

[Signature]  
Notary Public  
Printed Name: Vatsal Pshah

My Commission Expires: 10/21/2023

(Official/Notarial Seal)

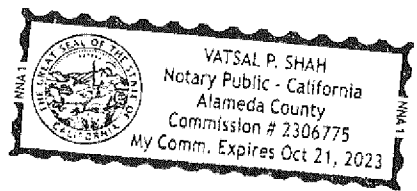


EXHIBIT A

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

Lot 24B (consisting of 7.769 acres, more or less) shown on a map titled "Recombination and Subdivision Plat Lot 22A, Lot 24B & Lot 23 MacGregor Park" and recorded in Book of Maps 1992, Page 1216 in the office of the Register of Deeds for Wake County, North Carolina.

SAVE AND EXCEPT any portion thereof conveyed to Department of Transportation by Fee Simple Deed recorded in Book 6383, Page 358.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easements, Setback Lines and any other facts shown on that Plat in Book of Maps 1985, Page 895; and Book of Maps 1992, Page 1216, all of the Wake County Registry, as approximately shown on a survey entitled "ALTA/NSPS Land Title Survey, 0 MacAlyson Court, Town of Cary, Wake County, North Carolina," dated February 7, 2022, last revised 2/7/2022, by Henry B. Dingle, Jr., Professional Land Surveyor, License Number L-3900.
3. Declaration of Covenants, Conditions & Restrictions for MacGregor Park by MacGregor Development Company, a North Carolina corporation as recorded in Book 4831, Page 122; as affected by Assignment of Declarant's Rights recorded in Book 5115, Page 291 of the Wake County Registry.
4. Restrictions set forth on Section 1 of Exhibit B to deed as recorded in Book 7698, Page 260 of the Wake County Registry.