

2025036374 00015

FORSYTH COUNTY NC FEE \$82.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/14/2025 09:03:11 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3889
PG: 4189 - 4217

 SPACE ABOVE THIS LINE FOR RECORDER'S USE

Excise Tax:

\$0.00. This deed is exempt from North Carolina Excise Tax pursuant to NCGS 105-228.29(6).

Mail tax statements to:
 ARMM ASSETS 3 LLC
 401 Congress Avenue
 33rd Floor
 Austin, TX 78701

After recording, return to:
 BCHH, LLC
 181 Montour Run Road
 Coraopolis, PA 15108
 Attention: Jim Felouzis
 412-465-3917, jfelouzis@bchhinc.com

This instrument prepared by: Courtney E. Dec, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The existence of title insurance is unknown to the preparer. This instrument prepared by Courtney E. Dec, a licensed North Carolina attorney, without title examination.

Tax Parcel Number(s):

5894253842	6822685800	6823603003	6864693927	6813580672	6868221291
6833091248	6854880821	6854881378	6854881384	6854499270	6846705724
6813645820	6823252383	6856270058	6804692044	6813549997	5893685997
6856260829	6856260936	6818521375	6854785609	6867152598	6822974931
6833917882	6833918728	6868341154	6838159943	5894297004	6879018475
6837596509	6920909325	6879109542	6835518589	6829996223	

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 9th day of October, 2025, is made and entered into by and between **ARMM Asset Company 2 LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantor"), and **ARMM ASSETS 3 LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantee").

Submitted electronically by "Stewart Title - BCHH Title Inc."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Forsyth, in the State of North Carolina, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 30th day of September, 2025.

GRANTOR:

**ARMM ASSET COMPANY 2 LLC,
a Delaware limited liability company**

By: 

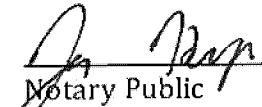
Name: Matthew McManus

Title: Vice President

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me this 30th day of September, 2025, by Matthew McManus, as Vice President of ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:


Notary Public

Commission Expires: 11/28/28

JAN KOWALCZYK
Notary Public, State of New York
No. 01KO6351216
Qualified In New York County
Commission Expires November 28, 2028

Exhibit "A"
Legal Description(s)

TRACT 1:

Being known and designated as Lot #7, in Springfield Farms, Section 1, Phase 1, as recorded in Plat Book 37, Page 44, Forsyth County registry, reference being thereto for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/14/2025 at Book 3853, Page 384 in said Registry.

COMMONLY KNOWN AS: 1624 Springfield Way Drive, Clemmons, NC 27012
PARCEL ID: 5894253842
TITLE FILE NO: 10003883-1

TRACT 2:

Being all of Lot No. 101 as shown on a recorded Plat entitled "Laurel Park, Phase I", as developed by Fortis Development, said Map prepared by Evans Engineering, Inc., October 6, 1986, said Plat being recorded in Plat Book 31, Page 82, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description, and rerecorded in Plat Book 31, Page 94.

BEING the same property conveyed to Grantor by deed recorded 09/17/2024 at Book 3826, Page 3046 in said Registry.

COMMONLY KNOWN AS: 1626 Bridgton Road, Winston Salem, NC 27127
PARCEL ID: 6822685800
TITLE FILE NO: 10002284-1

TRACT 3:

Being known and designated as Lot no. 79, as shown on the Map of Twin Cedars, Section 4, revised, as recorded in Plat Book 30, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 04/02/2025 at Book 3856, Page 681 in said Registry.

COMMONLY KNOWN AS: 1805 Greencedar Ln, Winston Salem, NC 27127
PARCEL ID: 6823603003
TITLE FILE NO: 10004163-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Being all of Lot 26 of the Revised Plat for Oak Meadows, Section 2 (Two), as shown on the Plat recorded in Plat Book 37, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 09/19/2024 at Book 3826, Page 4076 in said Registry.

COMMONLY KNOWN AS: 1920 Embark Dr, Kernersville, NC 27284
PARCEL ID: 6864693927
TITLE FILE NO: 10002207-1

TRACT 5:

Being known and designated as Lot 12, as shown on the Plat of Zachary's Keep, Phase I, as recorded in Plat Book 48, Page 78, in the Office of the Register of deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/14/2025 at Book 3848, Page 2936 in said Registry.

COMMONLY KNOWN AS: 3054 Zacharys Keep Ct, Winston Salem, NC 27103
PARCEL ID: 6813580672
TITLE FILE NO: 10003620-1

TRACT 6:

Being known and designated as Lot 130, Whitehall Village, Phase 1, Plat Book 52, Pages 184-186, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/12/2025 at Book 3852, Page 2523 in said Registry.

COMMONLY KNOWN AS: 3175 York Place Dr, Walkertown, NC 27051
PARCEL ID: 6868221291
TITLE FILE NO: 10003747-1

Exhibit "A"
Legal Description(s)

TRACT 7:

The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

Beginning at an existing 1/2 inch iron rod located in the Western Right-of-Way of Rosemont Avenue (25 feet from the Centerline), said rod being the southeast corner of Lot 24 Rosemont, Plat Book 4, Page 106, said rod being 250 feet north of the Northern Right-of-Way of Catawba Street (formerly Spring Avenue); thence with the Southern line of Lot 24 N 87 degrees 30 minutes 52 seconds W 149.80 feet to an existing 1/2 inch rod, said rod being the Southwest corner of Lot 24; thence with the Western line of Rosemont and the Eastern line of Lot 13 of Plat Book 27, Page 58 north 02 degrees 28 minutes 41 seconds East 74.89 feet, crossing the Northwest corner of Lot 24 to an existing 1/2 inch iron rod; thence a new line through Lot 25 south 87 degrees 32 minutes 02 seconds East 149.83 feet to an existing 1/2 inch rod in the Western Right-of-Way of Rosemont Avenue thence with the Western Right-of-Way of Rosemont Avenue south 02 degrees 30 minutes 00 seconds West 74.94 feet to the point of beginning, containing 11223 square feet, more or less. Lot is all of Lot 24 and the southern portion of Lot 25 Rosemont.

BEING the same property conveyed to Grantor by deed recorded 05/15/2025 at Book 3863, Page 3593 in said Registry.

COMMONLY KNOWN AS: 3350 Rosemont Ave, Winston Salem, NC 27127
PARCEL ID: 6833091248
TITLE FILE NO: 10004505-1

TRACT 8:

Being known and designated as Lot 30 of final Plat for Tinley Park Phase II, as per Map and Plat of which is recorded in Plat Book 52, Page 32, in the office of the register of deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 02/19/2025 at Book 3849, Page 188 in said Registry.

COMMONLY KNOWN AS: 3376 Tinley Park Dr, Winston Salem, NC 27107
PARCEL ID: 6854880821
TITLE FILE NO: 10003647-1

Exhibit "A"
Legal Description(s)

TRACT 9:

Being all of Lot 21 of Tinley Park, in Plat Book 46, Page 142, in the office of the register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 01/22/2025 at Book 3845, Page 1407 in said Registry.

COMMONLY KNOWN AS: 3405 Tinley Park Drive, Winston-Salem, NC 27101
PARCEL ID: 6854881378
TITLE FILE NO: 10003517-1

TRACT 10:

Being all of Lot 20, Tinley Park, Map 2, as per Plat thereof duly recorded in Plat Book 46, Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 09/18/2024 at Book 3826, Page 3684 in said Registry.

COMMONLY KNOWN AS: 3409 Tinley Park Dr, Winston Salem, NC 27107
PARCEL ID: 6854881384
TITLE FILE NO: 10002303-1

TRACT 11:

Being all of Lot 13 of Phase 2, Thornaby Park, as per final Plat thereof recorded in Plat Book 46, Page 20, in the office of the register of deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 04/14/2025 at Book 3857, Page 4357 in said Registry.

COMMONLY KNOWN AS: 3536 Thornaby Circle, Winston-Salem, NC 27107
PARCEL ID: 6854499270
TITLE FILE NO: 10004228-1

Exhibit "A"
Legal Description(s)

TRACT 12:

Being known and designated as Lot Nos. 32 and 33, as shown on the map of same Fulp Property as recorded in Plat Book 5, Page 95, in the office of the register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 04/10/2025 at Book 3857, Page 1343 in said Registry.

COMMONLY KNOWN AS: 3644 Denver St, Winston Salem, NC 27101
PARCEL ID: 6846705724
TITLE FILE NO: 10004218-1

TRACT 13:

Being known and designated as Lot No. 99, as shown on the Plat entitled Briar Glen, Section 2, as recorded in Plat Book 33 at Pages 176 and 177 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 09/12/2024 at Book 3826, Page 53 in said Registry.

COMMONLY KNOWN AS: 3916 Laurel Grove Rd, Winston Salem, NC 27127
PARCEL ID: 6813645820
TITLE FILE NO: 10002268-1

TRACT 14:

Being known and designated as Lot 53, as shown on the Map of Carriage Cove, Section 1, as recorded in Plat Book 35, Pages 32 and 33 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/28/2024 at Book 3833, Page 848 in said Registry.

COMMONLY KNOWN AS: 3917 Lois St, Winston Salem, NC 27127
PARCEL ID: 6823252383
TITLE FILE NO: 10002602-1

Exhibit "A"
Legal Description(s)

TRACT 15:

Being all of Lot 183, River Chase Subdivision, Phase 1, per plat and survey thereof recorded in Plat Book 51, Page 8, Forsyth County Registry, North Carolina, reference to which plat is hereby made for a more particular description of same.

BEING the same property conveyed to Grantor by deed recorded 06/20/2024 at Book 3812, Page 453 in said Registry.

COMMONLY KNOWN AS: 3994 Creekmoore Dr, Winston Salem, NC 27101
PARCEL ID: 6856270058
TITLE FILE NO: 10001567-1

TRACT 16:

Being known and designated as Lot 21 as shown on the recorded Plat entitled "Mar-Don Hills", recorded in Plat Book 31, Page 197, Forsyth County Registry, North Carolina, reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 04/01/2025 at Book 3855, Page 3776 in said Registry.

COMMONLY KNOWN AS: 408 Kettle Court, Winston-Salem, NC 27104
PARCEL ID: 6804692044
TITLE FILE NO: 10004125-1

TRACT 17:

Being known and designated as Lot No. 78, as shown on the Map of Briar Glen, Section 2, recorded in Plat Book 33 at Pages 176-177 in the office of the register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/21/2025 at Book 3849, Page 1968 in said Registry.

COMMONLY KNOWN AS: 4104 Primrose Path, Winston Salem, NC 27127
PARCEL ID: 6813549997
TITLE FILE NO: 10003666-1

Exhibit "A"
Legal Description(s)

TRACT 18:

Being all of Lot 29 of McGregor Downs, Section II, as recorded in Plat Book 31, Page 154, Forsyth County Registry.

BEING the same property conveyed to Grantor by deed recorded 07/31/2024 at Book 3819, Page 242 in said Registry.

COMMONLY KNOWN AS: 425 Donny Brook Ct, Winston Salem, NC 27103
PARCEL ID: 5893685997
TITLE FILE NO: 10001897-1

TRACT 19:

Being all of Lot 178 of River Chase Subdivision, Phase 1 (the "Subdivision"), as shown on a map thereof recorded in Map Book 51, Page 8, of the Forsyth County, North Carolina, Public Registry, reference to which is hereby made and incorporated herein.

BEING the same property conveyed to Grantor by deed recorded 11/18/2024 at Book 3836, Page 2513 in said Registry.

COMMONLY KNOWN AS: 4272 Morning Ridge Ln, Winston Salem, NC 27101
PARCEL ID: 6856260829
TITLE FILE NO: 10002677-1

TRACT 20:

Being all of Lot 179, River Chase Subdivision, Phase 1 ("The Subdivision"), as shown on map thereof recorded in Map Book 51 at Page: 8 of the Forsyth County, North Carolina Public Registry, reference to which is hereby made and incorporated herein.

BEING the same property conveyed to Grantor by deed recorded 04/10/2024 at Book 3829, Page 2344 in said Registry.

COMMONLY KNOWN AS: 4278 Morning Ridge Ln, Winston Salem, NC 27101
PARCEL ID: 6856260936
TITLE FILE NO: 10002350-1

Exhibit "A"
Legal Description(s)

TRACT 21:

Being all of Lot 66, Liberty Hall, Phase 3 according to the Plat thereof, recorded in Map Book 50, Page 135, in the office of the register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 01/24/2025 at Book 3845, Page 3043 in said Registry.

COMMONLY KNOWN AS: 4559 Greenmanor Dr, Winston Salem, NC 27106
PARCEL ID: 6818521375
TITLE FILE NO: 10003508-1

TRACT 22:

Being known and designated as Lot 49, as shown on the Map of Bedford Park, Phase Two, Revised a Plat of which is recorded in Plat Book 44, Page 181, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 12/30/2024 at Book 3842, page 3295 in said Registry.

COMMONLY KNOWN AS: 460 Bedford Knoll Dr, Winston Salem, NC 27107
PARCEL ID: 6854785609
TITLE FILE NO: 10003346-1

TRACT 23:

Being all of Lot 41, Robins Walk Subdivision, Phase 1, Map 1, as per plat thereof recorded in Plat Book 51, Pages 41, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 11/09/2024 at Book 3825, Page 3809 in said Registry.

COMMONLY KNOWN AS: 4911 Cleburne Meadows Dr, Winston Salem, NC 27101
PARCEL ID: 6867152598
TITLE FILE NO: 10002275-1

Exhibit "A"
Legal Description(s)

TRACT 24:

Being known and designated as Lot 11 in Bridgton Run Subdivision (Revised) as shown on a Map and Plat of the same which is recorded in Plat Book 44, Page 7 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference in which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/14/2025 at Book 3844, Page 1678 in said Registry.

COMMONLY KNOWN AS: 5190 Queensway Rd, Winston Salem, NC 27127
PARCEL ID: 6822974931
TITLE FILE NO: 10003466-1

TRACT 25:

Being known and designated as Lot 36, as shown on the Plat entitled Salem Springs, Section 1, as recorded in Plat Book 44, Page 38, in the office of the register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/14/2025 at Book 3844, Page 1652 in said Registry.

COMMONLY KNOWN AS: 530 Lakewood Glen Ct, Winston Salem, NC 27107
PARCEL ID: 6833917882
TITLE FILE NO: 10003481-1

TRACT 26:

Being known and designated as Lot 37, as shown on the Plat entitled Salem Springs, Phase One, as recorded in Plat Book 44, Page 38, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/26/2025 at Book 3854 Page 3009 in said Registry.

COMMONLY KNOWN AS: 540 Lakewood Glen Ct, Winston Salem, NC 27107
PARCEL ID: 6833918728
TITLE FILE NO: 10003823-1

Exhibit "A"
Legal Description(s)

TRACT 27:

Being know and designated as Lot 60, Whitehall Village, Plat Book 52, Pages 184-186, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 09/24/2024 at Book 3827, Page 3013 in said Registry.

COMMONLY KNOWN AS: 5420 Esher Dr, Walkertown, NC 27051
PARCEL ID: 6868341154
TITLE FILE NO: 10002331-1

TRACT 28:

Being all of Lot 6 of Country Club Ridge, Section 1, as recorded in Plat Book 48, Page 142, Forsyth County Register of Deeds.

BEING the same property conveyed to Grantor by deed recorded 07/10/2024 at Book 3829, Page 3980 in said Registry.

COMMONLY KNOWN AS: 5640 Fairway Forest Dr, Winston Salem, NC 27105
PARCEL ID: 6838159943
TITLE FILE NO: 10002297-1

Exhibit "A"
Legal Description(s)

TRACT 29:

Beginning at an iron in the northern right-of-way line of Gayray Street (S. R. 1295), said iron being located at the southeast corner of the property of Linda Wilcox Rupard as described in deed recorded in Book 1416 at Page 1481, Forsyth County Registry; thence from said beginning point along Rupard's east line North 04° 18' 25" East 123.66 feet to Aluminium right of way disk in the right-of-way of U.S. 421; thence along the southern right-of-way of U.S. 421 South 75° 40' 20" East 174.02 feet to a point, said point being located South 11° 50' 20" West 8.84 feet from an existing 1" iron and also being located North 75° 40' 20" West 439.31 feet from an aluminium right of way disc in the southern right-of-way of U.S. 421; thence South 11° 50' 20" West 91.93 feet to an iron in the northern right-of-way Gayray Street (S.R. 1295); thence along the northern right-of-way line of Gayray Street (S.R. 1295) North 86° 30' 00" West 159.33 feet to the point and place of BEGINNING, containing .41 acres, more or less, all according to survey of Richard Parks Bennet dated February 26, 1999 and being the identical property as described in deed recorded in Book 2055 at Page 2079, Forsyth County, North Carolina Registry.

BEING the same property conveyed to Grantor by deed recorded 10/12/2024 at Book 3840, Page 71 in said Registry.

COMMONLY KNOWN AS: 5753 Gayray St, Clemmons, NC 27012
PARCEL ID: 5894297004
TITLE FILE NO: 10002519-1

Exhibit "A"
Legal Description(s)

TRACT 30:

Being known and designated as Lot Number 10, as shown on the map of Salem Quarter, Section 1, as recorded in Plat Book 38 at Pages 110-111 in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description. the Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

Beginning at an iron in the Southern line of Lot 127 as shown on the Map of Motorville Section One as recorded in Plat Book 3, Page 82, Forsyth County registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the Eastern Right of Way line of Voss Street and marking the Southwestern corner of said Lot 127 (also being the Northwest corner of the above Tract 1 as described in deed Book. 2048, Page 3311); from said beginning point thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the Northern line of Lot 124 of said Subdivision; thence continuing with said Northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the Southeastern corner of above Tract 1; continuing with the Eastern line of said Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of beginning, Containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

Together with and Subject to a 25-foot access Easement recorded in Deed Book 2097, Page 2494 (also see Book 2048 at Page 3311).

BEING the same property conveyed to Grantor by deed recorded 01/10/2024 at Book 3828, Page 4367 in said Registry.

COMMONLY KNOWN AS: 6001 Asheby Dr, Belews Creek, NC 27009
PARCEL ID: 6879018475
TITLE FILE NO: 10002410-1

Exhibit "A"
Legal Description(s)

TRACT 31:

The Land referred to herein below is situated in the County of FORSYTH, State of North Carolina, and is described as follows:

Beginning at an iron in the Southern line of Lot 127 as shown on the Map of Motorville Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the Eastern Right of Way line of Voss Street and marking the Southwestern corner of said Lot 127 (also being the Northwest corner of the above Tract 1 as described in deed Book 2048, Page 3311); from said beginning point thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the Northern line of Lot 124 of said Subdivision; thence continuing with said Northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the Southeastern corner of above Tract 1; continuing with the Eastern line of said Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of beginning, Containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

BEING the same property conveyed to Grantor by deed recorded 05/19/2025 at Book 3864, Page 1766 in said Registry.

COMMONLY KNOWN AS: 606 Voss Street, Winston-Salem, NC 27105
PARCEL ID: 6837596509
TITLE FILE NO: 10004550-1

TRACT 32:

Being all of Lot 79 of Brentwood Park, Section 4, as described in Plat Book 55, Page 173 in the office of the register of Deeds of Forsyth County.

BEING the same property conveyed to Grantor by deed recorded 05/21/2025 at Book 3864 Page 3480 in said Registry.

COMMONLY KNOWN AS: 6282 Brentwood Park Ct, Rural Hall, NC 27045
PARCEL ID: 6920909325
TITLE FILE NO: 10004650-1

Exhibit "A"
Legal Description(s)

TRACT 33:

Being known and designated as Lot Number 169, as shown on the plat entitled Salem Quarter, Section Five, as recorded in Plat Book 45, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/19/2025 at Book 3853, Page 3006 in said Registry.

COMMONLY KNOWN AS: 6920 Rangecrest Rd, Belews Creek, NC 27009
PARCEL ID: 6879109542
TITLE FILE NO: 10003652-1

Exhibit "A"
Legal Description(s)

TRACT 34:

Lying and being in the Winston Township of Forsyth County, North Carolina, and being a Portion of Tax Lot 37A of Tax Block 795. Beginning from an iron placed, said iron placed being located in the northern property line of tax Lot 37A of tax Block 795, said iron placed being located in the southern right of way of alexander street, said iron placed being located approximately 270 feet northwest of the intersection of alexander street and free street; said iron placed being located as the point and place of beginning.

Thence from said point of beginning and with the southern right of way of alexander street, south 57° 11' 31" east 50.54 feet to an iron found, said iron found being located at the southern right of way of said alexander street, said iron being a common corner of tax Lot 101 tax Block 795 and former tax lots 37a of tax Block 795; thence leaving the southern right of way of alexander street, south 33° 19' 23" west 100.40 feet to an iron found, said iron found being located as a common corner of tax lots 101, 102, 37b, and former 37 a of tax Block 795; thence north 57° 11' 31" west 50.54 feet to an iron placed, said iron placed being located as a new corner of parcel "d" and "e", said iron being located in the northern property line of tax Lot 37b of tax Block 795; thence crossing the property formerly known as tax Lot 37a of tax Block 795, north 33° 19' 23" east 100.40 feet to a new iron placed, said iron placed being located as the point and place of beginning.

The above described property was found to contain 5,074 square feet (0.1165 acre) calculated by the coordinate method. This description is based upon a map prepared by kale engineering titled boundary survey for habitat for humanity, with a job number of 2 002084.

BEING the same property conveyed to Grantor by deed recorded 09/05/2025 at Book 3862, Page 3096 in said Registry.

COMMONLY KNOWN AS: 714 Alexander St, Winston Salem, NC 27127
PARCEL ID: 6835518589
TITLE FILE NO: 10004513-1

Exhibit "A"
Legal Description(s)

TRACT 35:

Being Known and designated as Lot No. 92 of Brentwood Park, Section 4, as set forth in Plat Book 55, Page 173, Forsyth County Registry, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/11/2024 at Book 3834, Page 1028 in said Registry.

COMMONLY KNOWN AS: 829 Brentwood Park Ln, Rural Hall, NC 27045
PARCEL ID: 6829996223
TITLE FILE NO: 10002624-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1624 SPRINGFIELD WAY DRIVE, CLEMMONS, NC 27012) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 37, Page 44.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2784 1818, Page 3134; Book 1842, Page 3964; Book 1871, Page 875; Book 1873, Page 3864 and Book 1879, Page 3346.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 446, Page 266; Book 467, Page 57; Book 594, Page 311; Book 613, Page 128; Book 1474, Page 932; Book 1746, Page 2136; Book 1432, Page 59; Book 1115, Page 157; Book 1818, Page 2262; Book 1817, Page 2065; Book 478, Page 337; Book 736, Page 67; Book 2084, Page 4316; Book 681, Pages 70 & 470; Book 828, Page 288 and Book 3246, Page 1954.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2826, Pages 1506 & 1545; Book 2728, Page 3357 and Book 3338, Page 3256.

AS TO TRACT 2 (1626 BRIDGTON ROAD, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 31, Page 82 and Book 31, Page 94.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1571, Page 816.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1552, Pages 384 and 392; Book 1602, Page 1605; Book 973, Page 559 and Book 1114, Page 1124.

AS TO TRACT 3 (1805 GREENCEDAR LN, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 30, Page 194.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1562, Page 40 and Book 3845, Page 329.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1623, Page 785.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (1920 EMBARK DR, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 37, Page 58.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1817, Page 1102.

AS TO TRACT 5 (3054 ZACHARYS KEEP CT, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 48, Page 78.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2550, Page 4461.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1823, Page 4505; Book 2512, Page 2475; Book 2550, Page 3978 and Book 1115, Page 80.

AS TO TRACT 6 (3175 YORK PLACE DR, WALKERTOWN, NC 27051) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Pages 184-186.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2775, Page 3502.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2341, Page 3647 and Book 1013, Page 807.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2682, Page 4235; Book 2775, Page 3501 and Book 2762, Page 2896.

AS TO TRACT 7 (3350 ROSEMONT AVE, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 106.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 8 (3376 TINLEY PARK DR, WISTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 32.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2449, Page 1722 and Book 2753, Page 3102.

AS TO TRACT 9 (3405 TINLEY PARK DRIVE, WINSTON-SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 142.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2449, Page 1722.

AS TO TRACT 10 (3409 TINLEY PARK DR, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 142
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2449, Page 1722.

AS TO TRACT 11 (3536 THORNABY CIRCLE, WINSTON-SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 46, Page 20.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2274, Page 867; Book 2274, Page 890; Book 2270, Page 4353; Book 2316, Page 2861; Book 2394, Page 2746; 2274, Page 867; Book 2274, Page 890; Book 2270, Page 4353; Book 2316, Page 2861 and in Book 2394, Page 2746.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1812, Page 256 and Book 1948, Page 1042.

AS TO TRACT 12 (3644 DENVER ST, WINSTON SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5, Page 95.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 13 (3916 LAUREL GROVE RD, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 33, Page 176 - 177.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1676, Page 2611.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1600, Page 1933 and Book 1622, Page 2640.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1615, Page 841 and Book 1675, Page 3199.

AS TO TRACT 14 (3917 LOIS ST, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 35, Pages 32 - 33.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1719, Page 2628; Book 1730, Page 1221 and Book 1741, Page 1574.

AS TO TRACT 15 (3994 CREEKMOORE DR, WINSTON SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 51, Page 8.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2708, Page 3221; Book 2711, Page 3226; Book 2725, Page 2618; Book 3071, Page 110; Book 3071, Page 1116; Book 3071, Page 1120; Book 3167, Page 2095; Book 3167, Page 2099 and Book 3427, Page 4412.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2698, Page 2916 and Book 2468, Page 3265.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 3270 at Page 4222; Book 2701, Page 1334 and Book 2708, Page 3218.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 16 (408 KETTLE COURT, WINSTON-SALEM, NC 27104) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 31, Page 197.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1637, Page 4107 and Book 1630, Page 2921.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 466, Page 315; Book 1482, Page 1203; Book 1641, Page 9; Book 264 at Page 147; Book 390, Page 146; Book 664, Page 262; Book 664, Page 256; Book 676, Page 369; Book 736, Page 216; Book 737, Page 430; Book 898, Page 282; Book 1007, Page 172; Book 323, Page 113 and Book 1625, Page 1136.

AS TO TRACT 17 (4104 PRIMROSE PATH, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 33, Pages 176 - 177.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1676, Page 2611.

AS TO TRACT 18 (425 DONNY BROOK CT, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 31, Page 154.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1571, Page 1284 and Book 1599, Page 1496.
- (3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2488, Page 3136.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 19 (4272 MORNING RIDGE LN, WINSTON SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 51, Page 8.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2708, Page 3221; Book 2711, Page 3226 and Book 3071, Page 110.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2698, Page 2916; Book 2468, Page 3265; Book 2701, Page 1334 and Book 703, Page 47.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2708, Page 3218.

AS TO TRACT 20 (4278 MORNING RIDGE LN, WINSTON SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 51, Page 8.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2708, Page 3221; Book 2711, Page 3226 and Book 3071, Page 110.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2698, Page 2916; Book 2468, Page 3265 and Book 703, Page 47.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2701, Page 1334 and Book 2708, Page 3218.

AS TO TRACT 21 (4559 GREENMANOR DR, WINSTON SALEM, NC 27106) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 50, Page 135.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2617, Page 812; Book 2664, Page 3787; Book 2701, Page 3092 and Book 2742, Page 1110.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 698, Page 207; Book 2617, Page 802 and Book 2617, Page 806.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2662, Page 2306.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 22 (460 BEDFORD KNOLL DR, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 44, Page 181.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2146, Page 592 and Book 2261, Page 712.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 548, Page 379; Book 644, Page 203; Book 335, Page 288; Book 358, Page 105; Book 663, Page 421; Book 1704, Page 999; Book 1775, Page 1377; Book 2260, Page 4423 and Book 420, Pages 49, 52, 75 and 76.

AS TO TRACT 23 (4911 CLEBURNE MEADOWS DR, WINSTON SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 51, Page 41.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2967, Page 4112; Book 3270, Page 1515; Book 3469, Page 1779; Book 3469, Page 1783 and Book 2717, Page 1557.

AS TO TRACT 24 (5190 QUEENSWAY RD, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 44, Page 7.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2219, Page 1107.

AS TO TRACT 25 (530 LAKEWOOD GLEN CT, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 44, Page 38.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2202, Page 4106; Book 2283, Page 1370; Book 2296, Page 5583; Book 988, Page 453; Book 2202, Page 4115; Book 2283, Page 1384; Book 2632, Page 2644 and Book 2639, Page 1852.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 754, Page 478.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 26 (540 LAKEWOOD GLEN CT, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 44, Page 38.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2202, Page 4106; Book 2283, Page 1370; Book 2296, Page 5583; Book 2632, Page 2644 and Book 2639, Page 1852.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 754, Page 478.

AS TO TRACT 27 (5420 ESHER DR, WALKERTOWN, NC 27051) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 184 - 186.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2775, Page 3502.

AS TO TRACT 28 (5640 FAIRWAY FOREST DR, WINSTON SALEM, NC 27105) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 48, Page 142.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2582, Page 1148.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 731, Page 277; Book 1125, Page 1075 and Book 1758, Page 3806.

AS TO TRACT 29 (5753 GAYRAY ST, CLEMMONS, NC 27012) ONLY:

- (1) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 742 at Page 350.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 30 (6001 ASHEBY DR, BELEWS CREEK, NC 27009) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 38, Page 110.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1184, Page 2051; Book 1884, Pages 2051-2052.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1832, Page 3891; Book 682, Page 401; Book 788, Page 62 and Book 605, Page 141.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1866, Page 1208.

AS TO TRACT 31 (606 VOSS STREET, WINSTON-SALEM, NC 27105) ONLY:

- (1) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2097, Page 2494; Book 2048, Page 3311 and Book 742, Page 350.

AS TO TRACT 32 (6282 BRENTWOOD PARK CT, RURAL HALL, NC 27045) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 55, Page 173.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2417, Page 833 and Book 2863, Page 2294.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1380, Page 1768; Book 1118, Page 1230 and Book 2313, Page 1162.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2861, Page 3749; Book 2861, Page 3748 and Book 2863, Page 2294.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 33 (6920 RANGECREST RD, BELEWS CREEK, NC 27009) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 45, Page 10.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2294, Page 2750; Book 2159, Page 2656; Book 1884, Page 2051; Book 1935, Page 2151 and Book 2125, Page 1288.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2155, Page 313; Book 2271, Page 4433; Book 486, Page 124; Book 992, Page 402; Book 768, Page 62 and Book 605, Page 141.

AS TO TRACT 34 (714 ALEXANDER ST, WINSTON SALEM, NC 27127) ONLY:

- (1) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2278, Page 2300 and Book 2378, Page 4917.

AS TO TRACT 35 (829 BRENTWOOD PARK LN, RURAL HALL, NC 27045) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 55, Page 173.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2417, Page 833 and Book 2863, Page 2294.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1380, Page 1768; Book 1407, Page 894; Book 1118, Page 1230 and Book 2313, Page 1162.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2861, Page 3749; Book 2861, Page 3748 and Book 2863, Page 2294.