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FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$5500.00

PRESENTED & RECORDED
 11/14/2025 03:13:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3895
PG: 2953 - 2955

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$5,500.00
Parcel ID:	6829-40-6022
Mail/Box to:	Parikh Properties Group LLC, 4030 Tellmont Court, High Point, NC 27265
Prepared by:	Grant W. Almond (w/out title examination)
Brief description for the Index:	Lot 3, Hanes Mill Pointe, Plat Book 47, Page 180

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 14th day of November, 2025, by and between:

GRANTOR	GRANTEE
HANES MILL COURT LLC, a North Carolina limited liability company Mailing Address: 19900 MacArthur Blvd, Suite 960 Irvine, CA 92612	PARIKH PROPERTIES GROUP LLC, a North Carolina limited liability company Property Address: 150 Hanes Mill Court Winston-Salem, NC 27105 Mailing Address: 4030 Tellmont Court High Point, NC 27265

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 City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 3, as shown on the Map of Hanes Mill Pointe, according to the plat thereof recorded in Plat Book 47, Page 180, in the Office of the Register of Deeds of Forsyth County, NC.

1001; All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3744, Page

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

Page 1 of 3

A map showing the Property is recorded in Plat Book 47, page 180.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Rights of way for abutting streets; highways, and alleys, utility easements and rights of way of record or visible upon the property; applicable restrictive covenants of record, if any; zoning rules, regulations and ordinances; and ad valorem taxes for the current year.

[signature page follows]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed by its duly authorized representative.

HANES MILL COURT LLC,
a North Carolina limited liability company

By: KC James Dorame
KC Dorame, Manager

STATE OF Virginia, COUNTY OF Suffolk

I Renita Faye Mason, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 13th day of November, 2025 and acknowledged to me that he signed the foregoing document, in the capacity represented and identified therein (if any): KC Dorame, Manager of Hanes Mill Court LLC

Affix Notary Seal/Stamp



Renita Faye Mason
REGISTRATION NUMBER
7912290
COMMISSION EXPIRES
April 30, 2028

Renita Faye Mason

Notary Public (Official Signature)
My commission expires: 04/30/2029
My registration # 7912290

Notarized remotely online using communication technology via Proof.