

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: July 6, 2026

Grantor(s): Madhu Kanthamneni and Sirisha Kanthamneni, husband and wife

Grantor(s) Mailing Address: 2251 Woodridge Drive
Fort Mill, South Carolina 29715

Grantee(s): Brinvest, LLC, a Texas Limited Liability Company

Grantee(s) Mailing Address: P.O. Box 54902
Hurst, Texas 76054

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Parcel 8, Green Valley Acres Unit 22, a subdivision in Culberson County, Texas, according to the map or plat recorded in the Office of the County Clerk of Culberson County, Texas.

Reservation from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and subsequent tax assessments for 2026 and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
2. Any prior mineral reservations of record in the Official Public Records of Culberson County, Texas; and
3. All laws and regulations of governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or

to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Madhu Kanthamneni
Madhu Kanthamneni

STATE OF ~~TEXAS~~ SOUTH CAROLINA §
COUNTY OF YORK §

This instrument was acknowledged before me on July 6, 2026, by Madhu Kanthamneni.

Kristin Hutton
Notary Public, State of ~~Texas~~ SOUTH CAROLINA
My commission expires: 9-9-2031 Kristin Hutton
Notary Public State of South Carolina
My Commission Expires 9-9-2031
Sirisha Kanthamneni
Sirisha Kanthamneni

STATE OF ~~TEXAS~~ SOUTH CAROLINA §
COUNTY OF YORK §

This instrument was acknowledged before me on July 6, 2026, by Sirisha Kanthamneni.

Kristin Hutton
Notary Public, State of ~~Texas~~ SOUTH CAROLINA
My commission expires: 9-9-2031 Kristin Hutton
Notary Public State of South Carolina
My Commission Expires 9-9-2031

PREPARED FOR/RETURN TO: Permian Basin Abstract, 600 W. Dickenson Blvd., Fort Stockton, Texas 79735

PREPARED IN THE OFFICE OF: Huffaker & Harris, LLP, P.O. Box 968, Tahoka, Texas 79737