

FILED Jul 06, 2026 FILED ELECTRONICALLY
 AT 01:45:00 PM VANCE COUNTY NC
 BOOK 01480 CASSANDRA D. NEAL
 START PAGE 0065 END PAGE 0067
 INSTRUMENT # 02249
 RECORDING \$26.00
 EXCISE TAX \$810.00
 CDN

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$810.00 Parcel Identifier No. 0465 01074 Verified by _____ County on the ____ day
 of _____, 20____
 By: _____

Mail/Box to: _____

Prepaid by Patrick T. Collins, a licensed North Carolina attorney for McMichael & Gray, P.C.. Delinquent taxes, if any, to be paid
 by the closing attorney to the county tax collector upon disbursement of closing proceeds. Brief description for the Index: Tract 4 &
 4A - 2.375 Acres

NO TITLE SEARCH MADE OR OPINION RENDERED

THIS DEED made this 19th day of March, 2026, by and between

GRANTOR

LaQueta Hooks, and husband Rodney Hooks, Jr. and LaQueta
 Hooks, as Administrator of The Estate of Broderick
 Fitzgerald Hines
 300 New Isley Trail
 Hillsborough, NC 27278

GRANTEE

Guild Mortgage Company LLC, a California Limited Liability
 Company
5887 Copley Dr, 6th Floor
San Diego, CA 92111

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, parcel of land or
 condominium unit situated in the City of Henderson, Henderson City, Vance County, North Carolina and more particularly described
 as follows:

**Being all of that recombined tract numbered 4 and 4A containing 2.375 acres as shown on that plat recorded in Book Z, Page
 694, Vance County Registry.**

The property hereinabove described was acquired by Broderick Hines by instrument recorded in Book 1441 page 211.

Grantor, LaQueta Hooks, acquired the property by the Estate of Broderick Fitzgerald Hines filed in Durham County Clerk of Court File 25 E 666.

Rodney Hooks, Jr. joins in this conveyance as non-owner spouse of LaQueta Hooks.

All or a portion of the property herein conveyed ____ includes or __XX__ does not include the primary residence of a Grantor.

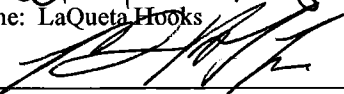
A map showing the above described property is recorded in Plat Book Z page 694.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the mortgage (deed of trust) executed by Broderick Hines to Hutchens Law Firm, trustee, in favor of Guild Mortgage Company LLC (as beneficiary) recorded in book 1457 page 910, Vance County Registry. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed, and the Compromise Settlement Agreement and Release of Claims of even date herewith, between Grantor and Grantee with respect to said land.

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:
Ad Valorem Taxes for the current year, easements, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.


Name: LaQueta Hooks


Name: Rodney Hooks, Jr.

Name: _____

Name: _____

The Estate of Broderick Fitzgerald Hines

Entity Name

By: LaQueta Hooks

Name: LaQueta Hooks

Title: Administrator

By: _____

Name: _____

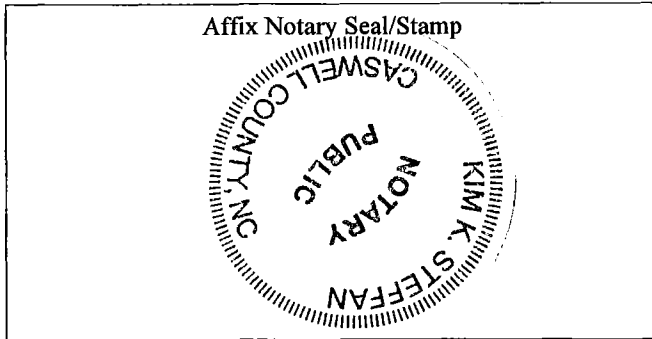
Title: _____

NOTARY ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE

STATE OF NC, COUNTY OF Caswell

I, Kim K. Steffan, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19th day of March, 20 26 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

LaQueta Hooks and Rodney Hooks, Jr.

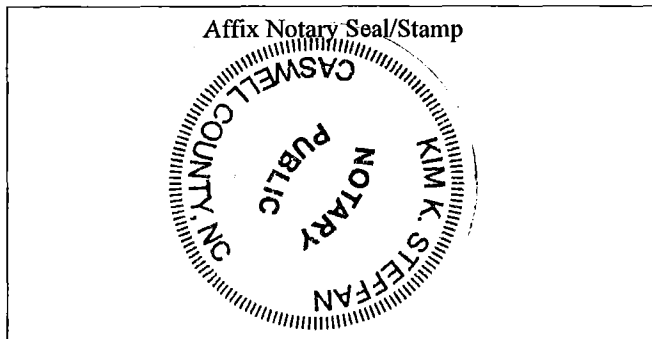


[Signature]
 Notary Public (Official Signature)
 My commission expires: 3/4/2027

STATE OF NC, COUNTY OF Caswell

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LaQueta Hooks, as Administrator of The Estate of Broderick Fitzgerald Hines



[Signature]
 Notary Public (Official Signature)
 My commission expires: 3/4/2027