This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0035A01015
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Valeria Carasco Date: 06-8-26
Vance County Tax Office

**FILED** Jun 08, 2026 02:54 pm
**BOOK** 01478
**PAGE** 1032 THRU 1033
**INSTRUMENT #** 01920
**RECORDING** $26.00
**EXCISE TAX** $300.00

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
CDN

# NORTH CAROLINA
# SPECIAL WARRANTY DEED

Excise Tax: $ Federal Entity Exemption $300.00

Parcel Identifier No. 0035A01015 Verified by _____ County on the ____ day of_____, 20____
By:_____

Return to: Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, N.C. 27536

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave., Suite H, Asheville, NC 28801

This Indenture, made on the 27 day of May, 2026 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and SLATE Real Estate LLC, a North Carolina Limited Liability Company, 416 US 1 Ste. C, Youngsville, NC, 27596, hereinafter referred to as Grantee.

**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 Vance County, North Carolina and more particularly described as follows:

**Lot 15 adjacent Quail Ridge as shown on plat of Oak Hollow Subdivision as prepared by John L. Hamme, Civil Engineer and Land Surveyor, dated January 28, 1985 and recorded in Book "U", Page 429, Vance County Registry.**

Said property is commonly known as 107 Quail Ridge, Henderson, NC, 27536.

This instrument was prepared by the law office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This deed was prepared by **George F. Goosmann, IV, NC Bar No. 16168** who certifies that it is in a form that is in accordance with applicable local, state and federal law.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 01468 at Page 0587.

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

**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 Grantor covenants with 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, and under or through Grantor, except for the exceptions hereinafter stated:

*Easements, restrictions, rights of way of record, utility lines readily apparent and in existence over or under the subject property and*

*ad valorem taxes for the current year.*

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

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
by the Secretary's duly authorized property
management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

_____

Printed Name: Jeff Cossin

Title: AVP

STATE OF Texas )
)
Denton COUNTY )

On this date, before me personally appeared Jeff Cossin, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the

State of Texas aforesaid, this 27 day of May, 20 26.

Karen F Allison

Notary Public
My term expires: 2-18-30

KAREN F ALLISON
Notary ID #11406301
My Commission Expires
February 18, 2030