

GEV



Doc ID: 012212050010 Type: CRP  
Recorded: 06/25/2015 at 03:14:28 PM  
Fee Amt: \$26.00 Page 1 of 10  
Revenue Tax: \$0.00  
Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds  
BK **4322** PG **224-233**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: ~~\$~~**EXEMPT** because excise tax stamps on this conveyance are not applicable under NCGS 105-228.28

Return to: GAYLOR EDWARDS & VATCHER, PA PARCEL# 075639

This deed was prepared by Robert M Love, Stewman, Booker & Love Law PC (w/o title search &/or certification), NC Bar Number 17501 who certifies that it is in a form that is in accordance with applicable local, state and federal law. (HF File: 2013-123-00 79035)

Brief description for the Index: Lot 62, Section 1, Swansborough Acres, Map Book 57, Page 179

This Indenture, made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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 **Keith D McCabe and Beverly L McCabe**, whose address is 46 Clermont, Newport Coast, CA 92657, hereinafter referred to as Grantee

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 or parcel of land situated in the City of \_\_\_\_\_, Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

**See Legal Description Exhibit A attached.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4287, Page 974.

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

A map showing the above described property is recorded in Map Book 57, Page 179.

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 the Grantor covenants with the Grantee, that:

- 1) Grantor has done nothing to impair such title as Grantor received, and
- 2) Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor other than the following exceptions:

- a) Easements and encumbrances of record.
- b) Real property taxes due for 2015.

Buyer accepts the property subject to exceptions listed in 2(a) and 2(b).

IN WITNESS 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)



SEE ATTACHED EXHIBIT "B"

Printed Name: Gene Fisher


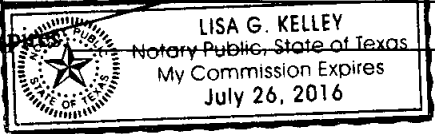
Title: 2VP

State of TX )

Denton County )

On this date, before me personally appeared Gene Fisher, 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 TX aforesaid, this 23<sup>rd</sup> day of June, 2015.

  
My term expires  LISA G. KELLEY  
Notary Public, State of Texas  
My Commission Expires  
July 26, 2016

**Legal Description  
Exhibit A  
Schedule A**

Being all of Lot 62, Section 1, Swansborough Acres as shown on map entitled "Swansborough Acres, Section 1" prepared by Parker & Associates, Inc. dated March 12, 2009 and recorded in Map Book 57, Page 179, in the Office of the Register of Deeds of Onslow County, North Carolina.

Subject to Restrictive Covenants recorded in Book 3205, Page 607 and Book 3205, Page 851, Onslow County Registry.

Together with improvements located thereon; said property being located at 109 Borough Nest Dr, Swansboro, NC 28584 North Carolina

County, State: Onslow, North Carolina

Tax Code#: 075639

Commonly known as: 109 Borough Nest Dr, Swansboro, NC 28584

Return to:  
 Adria Brennan  
 Vendor Resource Management  
 4100 International Pkwy, Ste 1000  
 Carrollton, Tx 75007

EXHIBIT "B" 1qf6  
 Refilled For Updated Signatures

WRITTEN CONSENT OF THE  
 SOLE DIRECTOR OF  
 VENDOR RESOURCE MANAGEMENT, INC.


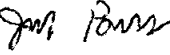
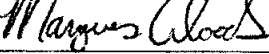
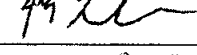
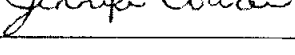


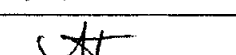
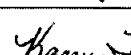



The undersigned, being the sole director of Vendor Resource Management, Inc., a Texas corporation (the "Corporation"), does hereby adopt the following resolutions by written consent without a meeting pursuant to Section 21.415 of the Texas Business Corporation Act, as amended, and the Bylaws of the Corporation which authorize the sole director to so act:

Approval of REO and Portfolio Servicing Contract

**WHEREAS**, there has been presented to the sole director that certain REO and Portfolio Servicing Contract ("RPSC"), contract number: VA798-12-C-0012 with the United States Department of Veterans Affairs (the "VA"), to act as the prime contractor providing services to the VA for its loan portfolio and real estate owned portfolio, a copy of which is attached hereto as Exhibit A and incorporated by reference herein;

**WHEREAS**, it is in the best interest of the Corporation and, in turn, its sole shareholder that the Corporation enter into the RPSC;

**NOW, THEREFORE, BE IT RESOLVED**, that the following officers of the Corporation as so designated and where appropriate indicate their internal titles to be equivalent to or known as the title set forth after their internal title are hereby authorized and empowered to take, or cause to be taken, any and all actions necessary or appropriate to negotiate, finalize, execute, sign and deliver, and to cause the Corporation to enter into, the RPSC, as so finalized, including all transactions and ancillary agreements that may be contemplated thereby:

Joe Morrow	Senior Vice President	
Jacob Bass	Senior Manager, AKA Assistant Vice President	
Marques Woods	Director, AKA Assistant Vice President	
Jay Lenehan	Senior Operations Manager, AKA Assistant Vice President	
Jennifer Cowan	Operations Manager, AKA Assistant Vice President	
Rosalie M. Escobedo	Property Management Process Manager, AKA Assistant Vice President	
William Chris Gary	Repair/Hazard Process Manager, AKA Assistant Vice President	
Stanislav Noskov	Preservation/Repair Specialist, AKA Assistant Vice President	
John Ekes	Preservation/Repair Specialist, AKA Assistant Vice President	
Karen Lucas	Preservation/Repair Specialist, AKA Assistant Vice President	
Aundre Thomas	Preservation/Repair Specialist, AKA Assistant Vice President	
Jared Green	Preservation/Repair Specialist, AKA Assistant Vice President	

20140807001097860  
 10/07/2014 02:46:32 PM NJ 1/8

EXHIBIT "B"  
2 of 6

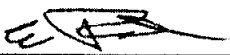
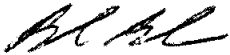

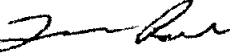

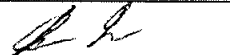
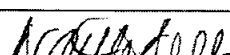



Eric Petsch	Preservation/Repair Specialist, AKA Assistant Vice President	
Brad Blancett	Vice President	
James E. Smith	Senior Operations Manager, AKA Assistant Vice President	
Charles Karl	Sales Operations Manager, AKA Assistant Vice President	Chas Karl
Tyrone Powell	Associate Asset Manager II., AKA Assistant Manager	
LaRandavesha V. Bradley	Asset Manager, AKA Assistant Vice President	
Michelle Hart	Asset Manager, AKA Assistant Vice President	Michelle A. Hart
Jody Gantt	Asset Manager, AKA Assistant Vice President	Jody Gantt
Tara Dugger	Asset Manager, AKA Assistant Vice President	Tara Dugger
Darilyn Richardson	Associate Asset Manager II., AKA Assistant Manager	Darilyn Richardson
Ben Barber	Sales Operations Manager, AKA Assistant Vice President	Ben Barber
Holly Kepner	Asset Manager, AKA Assistant Vice President	Holly Kepner
Dee Clark	Asset Manager, AKA Assistant Vice President	Dee Clark
David Hargrove	Asset Manager, AKA Assistant Vice President	
Nathan Ivey	Asset Manager, AKA Assistant Vice President	
Neal Armove	Asset Manager, AKA Assistant Vice President	Neal Armove
Tameka Alexander	Asset Manager, AKA Assistant Vice President	Tameka Alexander
Cory Anderson	Sales Operations Manager, AKA Assistant Vice President	Cory Anderson
Jeffrey O'Pry	Asset Manager, AKA Assistant Vice President	Jeffrey O'Pry
Garrett Miller	Asset Manager, AKA Assistant Vice President	
Sharon S. Weber	Asset Manager, AKA Assistant Vice President	
Nakia Frazier	Asset Manager, AKA Assistant Vice President	Nakia Frazier
Alenda Omonije	Asset Manager, AKA Assistant Vice President	Alenda Omonije
Charles Lungert	Asset Manager, AKA Assistant Vice President	

EXHIBIT "B"  
3 of 6

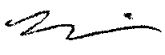
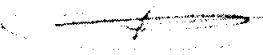
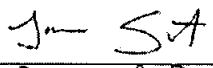

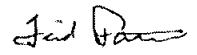
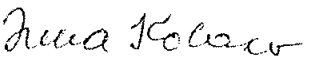

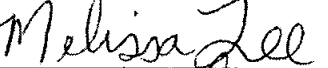

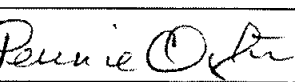
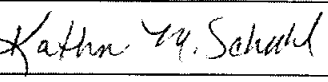
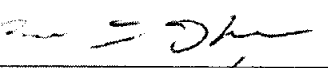
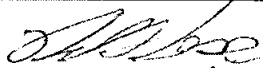
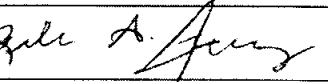

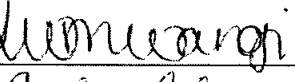
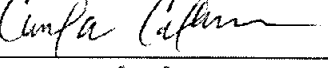
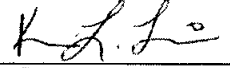

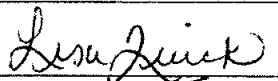

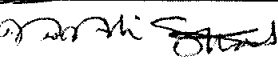
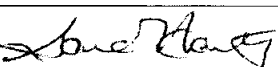
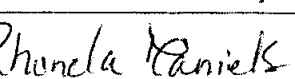
Mike Hurley	Sales Operations Manager, AKA Assistant Vice President	
Javier A. Torres	Asset Manager, AKA Assistant Vice President	
Jason Sargent	Asset Manager, AKA Assistant Vice President	
Jamie Johnson	Associate Asset Manager II., AKA Assistant Manager	
Feild Patten	Asset Manager, AKA Assistant Vice President	
Julia Kolarov	Asset Manager, AKA Assistant Vice President	
Adria Brennan	Senior Director, AKA Assistant Vice President	
Melissa Lee	Senior Operations Manager, AKA Assistant Vice President	
Denise Daniel	Title Manager, AKA Assistant Vice President	
Pennie Clayton	Title Specialist, AKA Assistant Vice President	
Kathryn Schechl	Title Specialist, AKA Assistant Vice President	
Leslie "Les" Harris	Title Specialist III, AKA Assistant Vice President	
Robert Rose	Title Specialist, AKA Assistant Vice President	
Rebecca Juarez	Title Specialist, AKA Assistant Vice President	
Celeste Dilley	Title Specialist, AKA Assistant Vice President	
Lydia Mwangi	Title Specialist, AKA Assistant Vice President	
Carla Calhoun	Title Specialist, AKA Assistant Vice President	
Kimberly Lewis	Title Specialist, AKA Assistant Vice President	
Gini Stewart	Title Specialist, AKA Assistant Vice President	
Lisa Quick	Title Specialist, AKA Assistant Vice President	
Lisa Kelley	Closing Manager, AKA Assistant Vice President	
Neo'Neshia Stovall	Closing Specialist, AKA Assistant Vice President	
Sara Hartz	Closing Specialist, AKA Assistant Vice President	
Rhonda Daniels	Closing Specialist, AKA Assistant Vice President	

EXHIBIT "B"  
4 of 6


Gene Fisher	Closing Specialist, AKA Assistant Vice President	
Shane Hurley	Closing Manager, AKA Assistant Vice President	<i>SE Hurley</i>
Jeffrey R. Gosdin	Closing Specialist, AKA Assistant Vice President	<i>J. R. Gosdin</i>
Ashley Brent	Closing Specialist, AKA Assistant Vice President	<i>A. Brent</i>
Diana Hawley	Closing Specialist, AKA Assistant Vice President	<i>Diana Hawley</i>
Lourdes Hillebrand	Closing Specialist, AKA Assistant Vice President	<i>L. Hillebrand</i>
Jennifer Waites	Closing Specialist, AKA Assistant Vice President	<i>J. Waites</i>
Donna Wood	Vice President	<i>Donna Wood</i>
Paul Smith	Director, AKA Assistant Vice President	<i>Paul Smith</i>

EXHIBIT "B"  
5 of 6

GENERAL ENABLING RESOLUTION

**RESOLVED**, that the officers of the Corporation be, and each of them hereby is, authorized, directed and empowered to prepare, execute and deliver all such documents and instruments and to take all such actions as such person or persons may deem necessary or advisable or convenient in order to carry out and perform the purposes of these recitals and resolutions.

**RESOLVED, FURTHER**, that all acts and deeds of any officer of the Corporation taken prior to the date hereof to carry out the intent and accomplish the purposes of the foregoing resolutions are hereby approved, adopted, ratified and confirmed in all respects as the acts and deeds of the Corporation.

**RESOLVED, FURTHER**, that this written consent may be executed in any number of counterparts with the same effect as if all of the undersigned had signed the same document, and all counterparts shall be construed together and shall constitute one written consent.

**RESOLVED, FURTHER**, that this written consent may be delivered to the Corporation by facsimile and, upon such execution and delivery, shall have the same force and effect as an original.

**RESOLVED, FURTHER**, that this written consent be placed with the minute book of the Corporation by an officer of the Company.

**IN WITNESS WHEREOF**, the undersigned have set his hand hereto effective as of the 12th day of September 2014.

  
\_\_\_\_\_  
Keith D. Murray

EXHIBIT "B"  
6 of 6  
EXHIBIT A  
RPSC



### Tax Certification Form

(Check One Box)

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

Parcel Identification Number: 075639

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed.

**Pam McAteer**  
Digitally signed by Pam McAteer  
DN: cn=Pam McAteer, o, ou,  
email=pam\_mcateer@onslowcountync.gov, c=US  
Date: 2015.06.25 08:18:34 -0400

Tax Collections Staff Signature

**06/25/2015**

Date