

DRAWN BY:
JEANNE S. WINE, ATTORNEY
251 N. MAIN STREET
WINSTON-SALEM, NC 27155

VA Form 16-88, (CG) Rev 1998
Section 3720, Title 38, U.S.C.

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 AUG 13 02:18:13 PM
BK: 1528 PG: 742-745 FEE: \$12.00
INSTRUMENT # 2001014140

18-18-7-0020389

STATE OF NORTH CAROLINA
HARNETT County.

This Deed, made this 2nd day of AUGUST, 2001, by and between Anthony J. Principi, Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, District of Columbia 20420, acting herein by the CHIEF, PROPERTY MANAGEMENT, JERRY R. FARMER hereinafter called Grantor, and GRACIANO REYES, Single 5344 Valley Forge way South, Cameron, NC, 28324 of the county of HARNETT and State of North Carolina hereinafter called Grantee(s);

WITNESSETH, That the said Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable consideration and one (1) purchase money note in the sum of Fifty-eight Thousand, Seven Hundred Dollars (\$ 58700.00), secured by a Deed of Trust recorded simultaneously herewith, the receipt of which is acknowledged, hereby grants, bargains, sells, and conveys unto the said Grantee(s), and the heirs or successors and assigns of said Grantee(s), that certain parcel of land, in HARNETT County, State of NORTH CAROLINA, and which is described as follows:

PIN 09 9575 01 0186 79

BEING THE SAME PROPERTY DESCRIBED IN ATTACHED "EXHIBIT A",

Being the same property described in a Deed, dated MAY 15, 2001 from H. TERRY HUTCHENS, P.A., Substitute Trustee to the Secretary of Veterans Affairs, recorded in the Office of the Register of Deeds, HARNETT County, North Carolina, in Book 1513, Page 346-348. This property is being conveyed subject to restrictive covenants, easements and rights of way of record.

TO HAVE AND TO HOLD the hereinabove-described property and all privileges and appurtenances thereto belonging, to the said Grantee(s), and the heirs or successors and assigns of said Grantee(s), forever, in fee simple. Grantor, for himself and his successors in such office, as such, covenants with the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), that the Grantor is seized of said premises in fee, and has the right to convey such estate; that the same are free and clear and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons claiming by, through or under Grantor

IN WITNESS WHEREOF, Grantor, on the day and year first above written, has caused this instrument to be signed and sealed in his name and on his behalf by the undersigned CHIEF, PROPERTY MANAGEMENT, being thereunto duly appointed, qualified and acting pursuant to Sections 512 and 3720 of Title 38, U.S.C., and Section 36.4342 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

HARNETT COUNTY TAX I.D.#	
09-9575-01-0186-79	
8-13-01	BY Ann



KIMBERLY S. HARGROVE
 REGISTER OF DEEDS, HARNETT
 COURTHOUSE
 P.O. BOX 279
 LILLINGTON, NC 27546

Filed For Registration: 08/13/2001 02:18:13 PM

Book: RE 1528 Page: 742-745

Document No.: 2001014140

DEED 4 PGS \$12.00

Recorder: TRACY B TAYLOR

State of North Carolina, County of Harnett

The foregoing certificate of K. MARLENE WEED Notary is certified to be correct. This 13TH of August 2001

KIMBERLY S. HARGROVE , REGISTER OF DEEDS By: _____

Tracy B. Taylor
 Deputy/Assistant Register of Deeds

2001014140

2001014140



DEPARTMENT OF VETERANS AFFAIRS
WINSTON-SALEM
251 N. MAIN STREET
WINSTON-SALEM, NC 27155

August 7, 2001

HILES REAL ESTATE
RONALD F. HILES
4409 B BUFFALO LAKES ROAD
SANFORD, NC 27330

In Reply Refer To:

318/264
PM: 18-18-6-0640137
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326

Dear RONALD F. HILES:

Enclosed please find the term closing package for GRACIANO REYES.

WHAT IS YOUR NEXT STEP

The closing is scheduled for 08/07/2001. Do not change or revise any information on the enclosed documents without first contacting our office and obtaining written approval.

Return the selected documents on the attached Worksheet to us within 2 business days of the closing date. If all documents are received timely we will be able to process your commission invoice and you should receive the check within 15 days.

Enclosed is a letter for the purchaser outlining important information about their home loan. Please make them aware of this letter.

WHO TO CALL FOR INFORMATION OR ASSISTANCE

Please contact our office if you have questions or problems. Our office is open Monday through Friday and the telephone number is 336-631-5200 ext. 2647.

Sincerely yours,

JERRY R. FARMER
CHIEF, PROPERTY MANAGEMENT

Enclosures

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED IN A SPECIAL WHITE INK.

OFFICIAL CHECK

HOLD THE DOCUMENT AT A SMALL ANGLE TO SEE THIS SECURITY FEATURE.

23-391
1020

247284745

Description	Amount
Hiles Real Estate	\$1754.09

 **Centura Bank**
024 003 wkm

Date August 13, 2001**

Pay THE SUM I 754 DOLLARS 09 CTS Dollars \$ 1,754.09**

To the Order of
Department of Veteran Affairs*

DRAWER CENTURA BANK

Komm Muldick
Authorized Signature

Issued By Integrated Payment Systems Inc., Englewood, Colorado
KeyBank National Association, Denver, Colorado

⑈029909⑈ ⑆102003918⑆ 68000247284745⑈

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE MIDDLE.



DEPARTMENT OF VETERANS AFFAIRS
WINSTON-SALEM
251 N. MAIN STREET
WINSTON-SALEM, NC 27155

August 7, 2001

GRACIANO REYES
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326

In Reply Refer To:

318/264
18-18-7-0020389
Reference: 18-18-6-0640137
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326

Dear GRACIANO REYES:

This letter will give you important information about your new loan and provides the form for making your first mortgage payment.

WHEN AND HOW DO YOU MAKE YOUR PAYMENTS

We have financed your mortgage loan in the amount of \$ 58700.00 for 360 payments making the loan reach final maturity on September 1, 2031.

Your payments are due on the first day of each month beginning 10/01/2001. Your monthly mortgage payments are disbursed as follows:

Total amount of regular payment: 458.00

— Principal and Interest: 390.53

— Taxes and Insurance: 67.47

Your mortgage loan will be serviced by Countrywide Home Loans, Inc., that is, the right to collect payments from you. They will mail you a payment coupon book to use for future mortgage payments. Use the bottom portion of this letter only if you do not receive the coupon book in time to make your first payment. Make your check or money order (do not send cash) payable to Countrywide Home Loans, Inc., and mail it to the address shown below. Be certain to write your new loan number 18-18-7-0020389 on your check or money order and always include the payment coupon.

Your loan contract requires that each monthly payment be paid on or before the due date. It also allows a four (4) percent late fee if the payments are paid more than fifteen (15) days after the due date.

WHO TO CONTACT IF YOU HAVE QUESTIONS ABOUT YOUR ACCOUNT

All questions and correspondence concerning your loan should be addressed to:

Countrywide Home Loans, Inc.
P O Box 5170
Simi Valley, CA 93093-5170
☐ 1-800-669-6607

Remember to include your loan number on all letters.

Sincerely yours,

JERRY R. FARMER
CHIEF, PROPERTY MANAGEMENT

Box 10407 Payment
Proc.
Van Nuys, CA.
91410-0407

pFL-26-703

INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

1. PROPERTY IDENTIFIER 18-18-7-0020389	3. PROPERTY ADDRESS 5344 VALLEY FORGE WAY SOUTH CAMERON, NC 28326
2. SETTLEMENT DATE 08/07/2001	

INFORMATION: This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made from your account.

4. PREPARING OFFICE
 Department of Veterans Affairs
 WINSTON-SALEM
 251 N. MAIN STREET
 WINSTON-SALEM, NC 27155

NOTICE: Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.

MONTH	PAYMENT TO ESCROW ACCOUNT	PAYMENT FROM ESCROW ACCOUNT	DESCRIPTION	ESCROW ACCOUNT BALANCE
INITIAL DEPOSIT	\$ 462.94			\$ 462.94
October	\$ 67.47	\$ 0.00		\$ 530.41
November	67.47	0.00		597.88
December	67.47	530.41	Taxes	134.94
January	67.47	0.00		202.41
February	67.47	0.00		269.88
March	67.47	0.00		337.35
April	67.47	0.00		404.82
May	67.47	0.00		472.29
June	67.47	0.00		539.76
July	67.47	0.00		607.23
August	67.47	278.00	Insurance	396.70
September	67.47	0.00		464.17

5. CUSHION SELECTED BY VA 134.94	NOTE: The Real Estate Settlement Procedures Act (RESPA) permits lenders/servicers to maintain a cushion equal to one-sixth (two months escrow payments) of the estimated total annual payments to cover unanticipated expenses such as additional or optional insurance, higher expected taxes, etc.)
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6. MONTHLY PRINCIPAL AND INTEREST \$ 390.53	7. MONTHLY ESCROW ACCOUNT DEPOSIT \$ 67.47	8. MONTHLY MORTGAGE PAYMENT (TOTAL OF ITEMS 6 AND 7) \$ 458.00
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9. INITIAL ESCROW ACCOUNT DEPOSIT (LINE 1008 ON HUD-1 SETTLEMENT STATEMENT) \$ 462.94	10. PREPARER'S INFORMATION MYRTLE B. FLEETON DIVISION SECRETARY 336-631-5200 ext. 2647	11. DATE PREPARED August 7, 2001
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Anthony J. Principi
Secretary of Veterans Affairs

*By Jerry R. Farmer [Seal]

JERRY R. FARMER
CHIEF, PROPERTY MANAGEMENT

VA Regional Office
Winston-Salem, North Carolina
pursuant to a delegation of
authority contained in VA
Regulation (38 C.F.R. 36.4342)

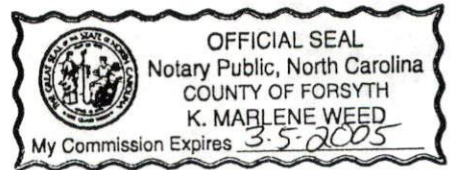
NORTH CAROLINA, FORSYTH County,

I, the undersigned notary public in and for the aforesaid county and State, do hereby certify that on this date, before me personally appeared Jerry R. Farmer, who being by me duly sworn, did say that he is CHIEF, PROPERTY MANAGEMENT, Department of Veterans Affairs, an agency of the United States Government, that he executed the foregoing and annexed instrument for and in behalf of the above-named Secretary of Veterans Affairs, that this instrument was executed under and by virtue of authority, reference to which is contained in said instrument and said CHIEF, PROPERTY MANAGEMENT, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed, for and in behalf of said Secretary of Veterans Affairs.

Witness my hand and notarial stamp the 7th day of August, 2001.

K. Marlene Weed [Seal]

My commission expires: March 5, 2005



State of NORTH CAROLINA
County of Forsyth

The foregoing (or annexed) Certificate of K. MARLENE WEED.
Notary public in and for the County of FORSYTH, NORTH CAROLINA is certified to be correct.

This _____ day of _____, A.D. _____.

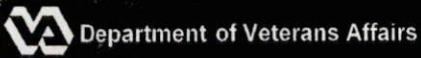
Register of Deeds

County, NORTH CAROLINA

EXHIBIT A

18-18-7-0020389

Being all of Lot F-49, Block F, in a subdivision known as Heritage Village, Revision of Lots F-48, F-49 & F-50, Section II, Phase VI, according to a plat of same duly recorded in Plat Cabinet F, Slide 622-D, Harnett County, North Carolina Registry. Together with improvements located thereon; said property being located at 464 Valley Forge Way South, Cameron, North Carolina.




PROPERTY ACCEPTANCE AND UTILITY STATEMENT

1. PM NUMBER
PM: 18-18-6-0640137

2. PROPERTY ADDRESS
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326

3. ACKNOWLEDGEMENT

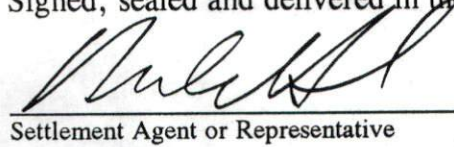
The undersigned, buyer(s) of the above premises hereby certify that I/we have made a physical inspection of the property on 08 07 01, and agree to accept it in its present "AS IS" condition and further, understand and agree that the Department of Veterans Affairs makes no warranties, expressed or implied, with respect thereto. I/We further certify that the service for utilities for this property have been transferred to and are now my/our responsibility.

 08 07 01 (SEAL) _____ (SEAL)
GRACIANO REYES Date Date

_____ (SEAL) _____ (SEAL)
Date Date

4. CERTIFICATION

Signed, sealed and delivered in the presence of:

 08 07 01
Settlement Agent or Representative Date

Penalty - The law provides severe penalties which include fine or imprisonment, or both, for the willful submission of any statement or evidence of a material fact, knowing it to be false.

NOTICE: The purchaser will be given possession of the property on the date of closing. UNDER NO CIRCUMSTANCES WILL VA ALLOW OCCUPANCY OR ALLOW THE PROSPECTIVE PURCHASER TO DO WORK ON, OR MOVE BELONGINGS INTO, THE PROPERTY PRIOR TO THE DAY OF CLOSING.

FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION

See the Attached
Instructions

O.M.B. No. 3067-0264
Expires April 30, 1998

1. LENDER NAME AND ADDRESS Department of Veterans Affairs WINSTON-SALEM 251 N. MAIN STREET WINSTON-SALEM, NC 27155		2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS (Legal Description may be attached) 5344 VALLEY FORGE WAY SOUTH CAMERON, NC 28326 DB 1229, PG 155, HERITAGE VILLAGE S/D	
3. LENDER ID. NO.	4. LOAN IDENTIFIER 18-18-7-0020389	5. AMOUNT OF FLOOD INSURANCE REQUIRED 58700.00	

SECTION II.

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

NFIP Community Name	County(ies)	State	NFIP Community Number
CAMERON	HARNETT	NC	37085C

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	NFIP Map Panel Effective/ Revised Date	LOMA/LOMR		Flood Zone	No NFIP Map
		Yes	Date		
37085C-0150D	04/16/1990			X	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)

- Federal Flood insurance is available (community participates in NFIP). Regular Program Emergency Program of NFIP
- Federal Flood insurance is not available because community is not participating in the NFIP
- Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA), Federal Flood insurance may not be available.
CBRA designation date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA
(ZONES BEGINNING WITH LETTERS "A" OR "V")? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS (Optional):

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) MYRTLE B. FLEETON, DIVISION SECRETARY 251 N. MAIN STREET WINSTON-SALEM, NC 27155 336-631-5200 ext. 2647	DATE OF DETERMINATION August 7, 2001
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Department of Veterans Affairs

CREDITOR DISCLOSURES

1. PROPERTY IDENTIFIER
PM: 18-18-7-0020389

NOTE: VA is processing an application for credit related to this property. The following information is being furnished in compliance with federal law. This form does not constitute approval or acceptance of the proposed transaction. If a particular settlement agent has been designated by VA, the agent is identified on an attachment to this form.

2. PROPERTY ADDRESS
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326
Subdiv: HERITAGE VILLAGE

3. APPLICANT NAME AND MAILING ADDRESS

GRACIANO REYES
5344 VALLEY FORGE WAY SOUTH
CAMERON, NC 28326

4. CREDITOR NAME AND MAILING ADDRESS
Department of Veterans Affairs
WINSTON-SALEM
251 N. MAIN STREET
WINSTON-SALEM, NC 27155

5. DATE APPLICATION PROCESSED
August 7, 2001

6. DATE DISCLOSURE MAILED
August 7, 2001

7. REAL ESTATE SETTLEMENT PROCEDURES ACT - GOOD FAITH ESTIMATE OF SETTLEMENT COSTS
(Numbering corresponding with line numbers on HUD Form 1 - Settlement Statement)

	FUNDING FEE PERCENTAGE	2.25	%	TAX AND INSURANCE RESERVE DEPOSIT	\$ 462.94
	REQUESTED LOAN (Excluding Rehab. Amount)	\$ 58700.00	904	OTHER (Specify) 0 Years Flood Insur.	\$ 0.00
801	LOAN ORIGATION FEE (Funding Fee)	\$ 1320.75	1102	ABSTRACT OR TITLE SEARCH	\$
804	CREDIT REPORT	\$ 5.00	1103	TITLE EXAMINATION	\$ 0.00
901	INTEREST - 26 DAYS @ \$ 11.26 / DAY	\$ 281.50	1201	RECORDING FEES	\$ 38.00
903	OTHER (Specify) 1 Years Hazard Insur.	\$ 278.00		OTHER (Specify)	\$

NOTE: The Settlement Costs pamphlet is enclosed with this estimate, if the proposed transaction is a new loan which will be secured by a first lien on legal title to the property. This estimate does not cover all items you will be required to pay in cash at settlement. You may be required to pay other additional amounts, and you may wish to inquire as to the amounts of such other items. This estimate shows the maximum prepaid interest which could be charged at settlement. Should your loan be approved, actual costs will be determined, based on the settlement date. Upon request, you may inspect the HUD Form 1, Settlement Statement, one (1) business day prior to settlement at the following address: RONALD F. HILES, HILES REAL ESTATE, 4409 B BUFFALO LAKES ROAD, SANFORD, NC 27330

8. FEDERAL TRUTH-IN-LENDING ACT - ESTIMATE OF CREDIT COSTS

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS	TOTAL SALE PRICE
COST OF YOUR CREDIT AS A YEARLY RATE	DOLLAR AMOUNT THE CREDIT WILL COST YOU	AMOUNT OF CREDIT PROVIDED TO YOU OR ON YOUR BEHALF	AMOUNT YOU WILL PAY IF YOU MAKE ALL SCHEDULED PAYMENTS	TOTAL COST OF YOUR PURCHASE ON CREDIT INCLUDING YOUR DOWNPAYMENT OF
7.06 %	\$ 83493.05	\$ 57097.75	\$ 140590.80	\$ 0.00
				\$ 142193.05

9. PAYMENT SCHEDULE

IMPORTANT: Payments are due on the first day of the month, beginning with the second month after settlement. Monthly loan installments also will include 1/12 of the estimated annual property taxes and insurance.

A. NUMBER OF PAYMENTS 360	B. AMOUNT OF PAYMENT (PRINCIPAL AND INTEREST) \$ 390.53
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DEFINITIONS: The annual percentage rate is an expression of the cost of credit and shows the effect of the prepaid finance charge on the simple interest rate which is stated in the contract documents. The total of payments is equal to the number of payments multiplied by the amount of the payment for principal and interest. The loan amount is equal to the purchase price (contract sale price) including the rehabilitation amount to be escrowed for repairs after sale, minus the downpayment. The amount financed is equal to the loan amount, minus the prepaid finance charge (funding fee and the estimated maximum prepaid interest). The finance charge begins on the settlement date and is equal to the total of payments, minus the amount financed. The total sale price is equal to the downpayment, plus the loan amount and the finance charge.

IMPORTANT INFORMATION: Property insurance may be obtained from any insurer chosen by the borrower, but the creditor reserves the right to reject an insurer for reasonable cause. A security interest in the property will be given by the borrower to the creditor, including security interest to cover any future advances to protect the security. Prepayment of the loan in whole or in part may be made without penalty, but will not result in refund of a paid portion of the finance charge. Partial prepayment may not be less than one installment, or \$100, whichever is less. A late charge of 4 percent of the loan installment will be charged for each loan installment which is received by the creditor more than 15 days after the due date. Assumption of the loan may not be completed without prior written approval by the creditor, its authorized agents, successors or assigns. Please see the contract documents for information concerning nonpayment, default, repayment, and debt acceleration.

FEDERAL COLLECTION POLICY NOTICE

The Federal Government is authorized by law to take any or all of the following actions in the event your VA-guaranteed or VA-financed loan payments become delinquent or you default on your VA-guaranteed or VA-financed loan:

- Your name and account information may be reported to a credit bureau.
- Additional interest and penalty charges may be assessed for the period of time that payment is not made.
- Charges to cover additional administrative costs incurred by the Government to service your account may be assessed.
- Amounts owed to you under other Federal programs may be offset.
- Your account may be referred to a private collection agency to collect the amount due.
- Your account may be referred to the Department of Justice for litigation in the courts.
- If you are a current or retired Federal employee, your salary or civil service retirement benefits may be offset.
- Your debt may be referred to the Internal Revenue Service for offset against any amount owed to you as an income tax refund.
- Any written-off debt may be reported to the Internal Revenue Service as taxable income.

All of these actions can and will be used to recover any debts owed the Veterans Administration when it is determined to be in the best interest of the Government to do so.

Certification

I have read and I understand the actions the Federal Government can take in the event that I fail to meet my scheduled payments in accordance with the terms and conditions of my agreement to purchase property with a VA-guaranteed or VA-financed loan.

Signed:



Date:

8-7-01