

E-Filed By:
Rabun County Clerks Office
Clerk of Courts Holly E Henry-Perry
08/14/2025 11:46 AM
Deed Book: 00F52
Page: 0472-0475
\$25.00 Recording Fee
REC# 10397

CROSS REFERENCE
Deed Book A49, Page 463
Deed Book B49, Page 144
Deed Book D52, Page 710
Deed Book U50, Page 412
Deed Book U50, Page 805
Deed Book U50, Page 807
Deed Book V50, Page 314

TAX ID: LB02035AL

STATE OF GEORGIA
COUNTY OF RABUN

SBA WAIVER OF RIGHT OF REDEMPTION

This Waiver of Right of Redemption ("Waiver") is made as of this 6 day of August, 2025, by the U.S. Small Business Administration ("SBA"), an agency of the United States government.

RECITALS

WHEREAS Ameris Bank is the holder of that certain first-priority Deed to Secure Debt from Kelvin Slater and Amanda Slater in favor of Ameris Bank, dated August 6, 2021, filed August 27, 2021, as recorded in Deed Book A49, page 463, Rabun County records (the "Security Deed");

WHEREAS, on July 1, 2025, Ameris Bank conducted a non-judicial foreclosure sale pursuant to the power of sale contained in the Security Deed, with respect to the property commonly known as 4242 Hwy 197, Rabun County, Clarkesville, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the foreclosure sale is evidenced by that certain Deed Under Power of Sale, dated July 1, 2025, filed July 2, 2025, as recorded in Deed Book D52, Page 710, Rabun County, Georgia records;

WHEREAS, the SBA was the holder of two security instruments recorded in Rabun County, Georgia, junior in priority to the Security Deed foreclosed by Ameris Bank, as follows:

1. Deed to Secure Debt from Kelvin Slater and Amanda Slater in favor of Georgia Certified Development Corporation, dated August 9, 2023, filed September 7, 2023, as recorded in Deed Book U50, page 412, Rabun County, Georgia records,

as assigned to U.S. Small Business Administration, by assignment recorded in Deed Book U50, page 805, aforesaid records; and

2. Deed to Secure Debt from Kelvin Slater and Amanda Slater in favor of Georgia Certified Development Corporation, dated August 9, 2023, filed September 14, 2023, as recorded in Deed Book U50, page 807, Rabun County, Georgia records, as assigned to U.S. Small Business Administration, by assignment recorded in Deed Book V50, page 314, aforesaid records.

WHEREAS, under 28 U.S.C. § 2410(c), the SBA may have a statutory right of redemption for a period of one year from the date of foreclosure;

WHEREAS, the SBA has agreed to waive its statutory right of redemption in exchange for consideration acknowledged separately by the parties;


NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SBA hereby declares as follows:

1. Waiver of Redemption Rights. Pursuant to 28 U.S.C. § 2410(c) and any other applicable authority, the SBA hereby waives and relinquishes any and all statutory rights of redemption it may have in the Property as a result of the foreclosure sale conducted on July 1, 2025 by Ameris Bank.
2. Binding Effect. This Waiver shall be binding upon the SBA and its successors and assigns and shall inure to the benefit of Ameris Bank and its successors and assigns, and may be recorded in the real property records of Rabun County, Georgia.
3. No Revival of Lien. This Waiver shall not be construed to revive or reassert any lien, claim, or interest of the SBA in the Property.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Waiver of Right of Redemption as of the date first written above.

U.S. SMALL BUSINESS ADMINISTRATION

By: 
Its: Gary A. Wamhof
Assistant Center Director

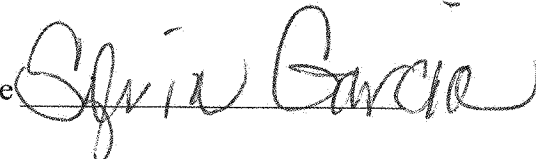
State of California
County of Fresno

On AUG 06 2025 before me, Sylvia Garcia, notary public, personally

appeared Gary A. Wamhof, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/they signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

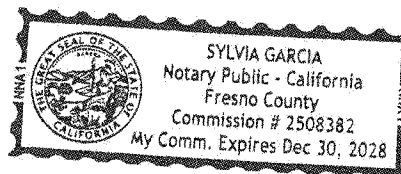


EXHIBIT "A"
PROPERTY DESCRIPTION

A LEASEHOLD INTEREST IN AND TO AND ALL IMPROVEMENTS LOCATED ON ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE FIFTH LAND DISTRICT OF RABUN COUNTY, GEORGIA, BEING GEORGIA POWER COMPANY LEASE LOT 2202, AREA 9 OF LAKE BURTON RECREATIONAL DEVELOPMENT CONTAINING 2.43 ACRES AS MORE PARTICULARLY DESCRIBED UPON THAT CERTAIN PLAT OF SURVEY PREPARED BY T. LAMAR EDWARDS, GEORGIA REGISTERED LAND SURVEYOR NO. 1837, DATED OCTOBER 22, 2008 AND RECORDED IN PLAT RECORDS 60-262, CLERK'S OFFICE, RABUN SUPERIOR COURT. REFERENCE IS HEREBY HAD AND MADE TO SAID PLAT OF SURVEY FOR THE PURPOSE OF INCORPORATING SAME HEREIN FOR A DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO THAT PORTION OF SAME LYING AND BEING WITHIN THE RIGHT-OF-WAY OF STATE ROAD 197, A PUBLIC ROAD, AND THE RIGHTS OF OTHERS TO USE, MAINTAIN AND REPAIR SAME.

SUBJECT TO:

LEASE AGREEMENT BY AND BETWEEN KELVIN SLATER AND AMANDA SLATER, AS TENANT, AND GEORGIA POWER COMPANY, AS LANDLORD, DATED JANUARY 17, 2020, RECORDED IN DEED BOOK A47, PAGE 93, RABUN COUNTY, GEORGIA RECORDS ON JANUARY 28, 2020.

[END OF DOCUMENT]