

FORSYTH CO, NC 201 FEE: \$ 17.00  
 PRESENTED & RECORDED: 08/08/2002 3:27PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 STATE OF NC REAL ESTATE EXT: \$ 52.00  
 BK2271 P3429 - P3430

T2

**THIS INSTRUMENT PREPARED BY:**

Lawrence S. Maitin  
 Substitute Trustee  
 Building 8, 3300 Northeast Expressway  
 Atlanta, GA 30341  
 (770) 234-9181, ext.

Our file No. 016117NC/Moses/tdf  
 Tax Parcel No.: 0231-104  
 Excise Tax: \$52.00

Taher Abu-lebdeh  
 5317 Broadmoor pl.  
 Greensboro, NC 27410

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**THIS DEED**, made this 11th day of July, 2002, by and between **Lawrence S. Maitin**, Substitute Trustee in the Deed of Trust hereinafter mentioned, (the "Grantor"), and **Abdullah M. Alshanteer and Taher M. Abu-lebdeh**, whose address is 105 Bynwod Drive, Jamestown, NC 27282, (collectively, the "Grantee");

**WITNESSETH:**

**WHEREAS**, Lonnie L. Moses, executed and delivered a Deed of Trust dated June 13, 1994, and recorded in Book 1827 at Page 4093 of the Forsyth County Public Registry, to Chris A. Peirson, Trustee; and

**WHEREAS**, the beneficial interest of said Deed of Trust was last transferred and assigned to Bankers Trust Company; and

**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Book 2186 at Page 2586 of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

**WHEREAS**, under and by virtue of the power and authority in him vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled "02 SP 363", and after due advertisement as in said Deed of Trust provided and as by law required, and a proper hearing having been conducted on May 9, 2002, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinbelow described, Grantor, at 10:00 AM, on June 6, 2002, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door in Winston-Salem, North Carolina, and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open ten days; and

**WHEREAS**, **Abdullah M. Alshanteer and Taher M. Abu-lebdeh** placed thereon the last advance bid within the time allowed by law at the price of **\$25,954.38**; and

**WHEREAS**, said purchase price has now been fully paid.

**NOW, THEREFORE**, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in

him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the City of Winston Salem County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEGINNING AT A STAKE ON THE SOUTH SIDE OF LEGERWOOD STREET, SAID STAKE BEING 440 FEET EAST OF PATTERSON AVENUE: THENCE SOUTHWARDLY 140 FEET TO AN IRON STAKE ON THE NORTH SIDE OF AN ALLEY: THENCE WESTWARDLY ALONG SAID ALLEY 41 FEET TO AN IRON STAKE: THENCE NORTHWARDLY ON A LINE PARALLEL WITH THE FIRST LINE 140 FEET TO A STAKE ON THE SOUTH SIDE OF LEGERWOOD STREET; THENCE EASTWARDLY WITH SAID STREET 41 FEET TO THE BEGINNING; BEING PART OF LOT 12 ON THE MAP OF ENGLE LAND COMPANY PROPERTY AND BEING THE SAME PROPERTY AS THAT DESCRIBED IN DEED TO D.A. BULLARD RECORDED IN BOOK 176, PAGE 154, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND ALSO BEING THE SAME AS PART OF LOT 12 ON THE MAP OF J.L. PATTERSON PROPERTY RECORDED IN PLAT BOOK 1, PAGE 45, OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA

Said property is commonly known as 408 East 16th Street, Winston Salem, NC 27105.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

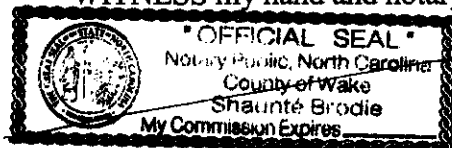
 (SEAL)  
Lawrence S. Maitin,  
Attorneys and Counselors at Law

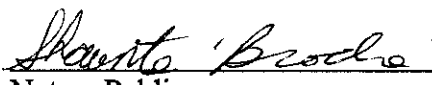
STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Shaunte Brodie, a Notary Public of the county and State aforesaid, certify **Lawrence S. Maitin**, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing attached instrument as Substitute Trustee.

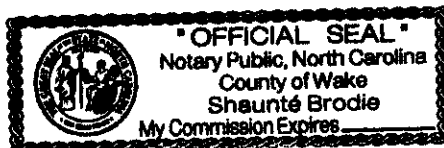
WITNESS my hand and notary stamp or seal this 14th day of July, 2002.



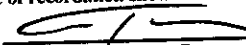
  
Notary Public

My Commission Expires: 3/24/07

NOTARY SEAL



Our file No. 016117NC/Moses/tdf  
408 East 16th Street, Winston Salem, NC 27105

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Shaunte Brodie NP(s)  
is/are certified to be correct at the date of recordation shown on the first page thereof.  
Dickie C. Wood, Register of Deeds by:  (Deputy/Asst)