

**2019034213 00073**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$73.00**

PRESENTED &amp; RECORDED

08/29/2019 12:53:03 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY

**BK: RE 3479****PG: 590 - 592****THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS AT LAW****RETURN TO: GRANTEE****Ahmad Deeb and Siham Rahhal****3620 Willow Ridge Ln****Winston-Salem, NC 27105**

File Number: 19-01586

PIN #: 6844045859000

Excise Tax: \$73.00

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**NCGS 105-317.2 Report on transfers of real property – requirements**

Grantor's address: see below paragraph

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 18<sup>th</sup> day of July, 2019, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, whose address is c/o Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC, 28403 ("Grantor"), and \*Ahmad Deeb and Siham Rahhal, its successors and assigns as their interests may appear, whose address is 3620 Willow Ridge Ln, Winston-Salem, NC 27105, ("Grantee");

\* Husband and Wife

**WITNESSETH:**

**WHEREAS**, Minnie E. Smith n/k/a Minnie E. Webb and Joseph V. Webb, executed and delivered a Deed of Trust dated October 23, 2004 and recorded on November 2, 2004 in Book 2517 at Page 2343 of the Forsyth County Public Registry, to R. Class, as Trustee; and

Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.



**WHEREAS**, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Wells Fargo USA Holdings, Inc.; 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 **Appointment of Substitute Trustee Recorded on February 27, 2019, in Book 3447, Page 3623 and/or as Instrument # 2019006809 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 it 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 it 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 Special Proceedings No. 19 SP 411, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on June 4, 2019, 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 herein below described, Grantor, on July 2, 2019 at 10:00AM, 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, when and where Ahmad Deeb and Siham Rahhal was the last and highest bidder for said land at the price of \$36,164.73; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

**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 it 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 County of Forsyth, State of North Carolina, and being more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF KENILWORTH STREET (FORMERLY WILLARD STREET), SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 13 OF THE F. M. HAHN PROPERTY AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 7, AT PAGE 21, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; THENCE WITH THE EAST RIGHT OF WAY LINE OF KENILWORTH STREET, NORTH 04° 30' EAST 100 FEET TO AN IRON STAKE; THENCE SOUTH 81° 02' EAST 157.53 FEET TO AN IRON STAKE OR POINT IN THE CENTER OF A 15 FOOT ALLEY (NOW CLOSED); THENCE WITH THE CENTER OF SAID ALLEY, SOUTH 04° 30' WEST 100 FEET TO AN IRON STAKE; THENCE NORTH 81° 02' WEST 157.40 FEET TO THE POINT AND PLACE OF BEGINNING, SAID PROPERTY BEING LOT NO. 13 AS SHOWN ON THE PLAT OF THE F. M. HAHN PROPERTY RECORDED IN PLAT BOOK 7, AT PAGE 21, AND ALSO BEING KNOWN AS LOT 120, BLOCK 751, AS SHOWN ON THE FORSYTH COUNTY TAX MAPS.

FOR FURTHER DEED REFERENCE, SEE DEED BOOK/PAGE: 1018/488

Said property is commonly known as 2441 Kenilworth Avenue, Winston Salem, NC 27107.

**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 its hand and affixed its seal the day and year first above written.

Trustee Services of Carolina, LLC  
Substitute Trustee

By: *Aaron B. Anderson*  
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, **Markeada Cook**, a Notary Public of *New Hanover* County and State aforesaid, do hereby certify that **Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and notary stamp or seal this *1st* day of *Aug.* July, 2019.

*M. Cook*  
Notary Public

**MAY 30 2022**  
My Commission Expires

NOTARY SEAL

