

**2022036950 00126**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$171.00  
PRESENTED & RECORDED  
08/08/2022 02:00:27 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON, DPTY  
BK: RE 3711  
PG: 1282 - 1283

**EXCISE TAX: \$171.00**  
**PARCEL #: 6837-15-7047.000 Not the**  
**primary residence of the Grantor herein**

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**SUBSTITUTE TRUSTEE'S DEED**

THIS DEED, made this 15<sup>th</sup> day of AUGUST, 2022, by and between Goddard & Peterson, PLLC, 125-B Williamsboro Street, Oxford, NC 27565, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Granville County, North Carolina, hereinafter referred to as "Grantor", and Moayad Younes, 2612 Northfolk Ter, High Point, NC 27265, hereinafter referred to as "Grantee".

**WITNESSETH**

WHEREAS, on March 8, 2005, Thomasina R. Robertson, executed and delivered unto R. Class, as Trustee, a certain Deed of Trust which was duly recorded on March 16, 2005 in Book 2549 at Page 116, in the Office of the Register of Deeds for Forsyth County, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on March 2, 2022, in Book 3679 at Page 1511 in the Office of the Register of Deeds for Forsyth County, North Carolina to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it foreclose on 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 the said Deed of Trust and in accordance with the terms and stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, captioned "22-SP-157" and after due advertisement as provided in the Deed of Trust and as by law required, and due and timely notice having been given to the parties to said special proceeding, and a proper hearing having been conducted on June 6, 2022, where upon 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 hereinafter described, Grantor, at 11:00 AM, on June 27, 2022 did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, in the City of Winston Salem, North Carolina, when and where Grantee became the last and highest bidder for the said land at the price of \$85,141.88 and

WHEREAS, Grantor duly reported said sale to the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said sale remained open ten (10) days and no advance bid was placed thereon within the time allowed by law; and

WHEREAS, said purchase price has been fully paid; and

3057.03522  
Prepared by and Return to: Riley Pope & Laney, PLLC  
Attn: David A. Simpson, Esq.  
700 Matthews-Mint Hill Road, Suite A  
Matthews, NC 28105  
Telephone: (980) 201-3888

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

Being known and designated as Lot No. 66, as shown on the map of Northhills, Phase III, recorded in Plat Book 24 at page 127 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made or a more particular description.~

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.  
Any and all improvements thereon.

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor, is authorized and empowered as Substitute Trustee to convey the 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.

Goddard & Peterson, PLLC, Substitute Trustee

BY: Thomas Goddard (SEAL)  
Thomas Goddard

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Robin S. Stegall Notary Public of ( ) Mecklenburg or (  ) Union County, North Carolina, do hereby certify that Thomas Goddard personally appeared before me this day and I have personal knowledge of the identity of the principal and acknowledged that he is the Managing Partner of Goddard & Peterson, PLLC, a North Carolina Professional Limited Liability Company and that by authority duly given and as an act of the Professional Limited Liability Company has voluntarily signed the foregoing instrument in its name and on its behalf as its act and deed as Substitute Trustee.

This the 15<sup>th</sup> day of August, 2022.

Robin S. Stegall  
NOTARY PUBLIC - SIGNATURE

NOTARY - Robin S. Stegall  
MY COMMISSION EXPIRES: August 21, 2023

