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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$116.00

PRESENTED & RECORDED
09/22/2022 03:39:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3719
PG: 1222 - 1224

**THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS AT LAW
RETURN TO: GRANTEE**

Ahmad Deeb & Siham Rahhal
3620 Willow Ridge Ln
Winston-Salem, NC 27105
File Number: 19-09085
PIN #: 6836-81-1924.000
Excise Tax: \$116.00

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 9th day of September, 2022, 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 & 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

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.



WITNESSETH:

WHEREAS, Charles B. Miller, executed and delivered a **Deed of Trust dated February 17, 2014 and recorded on February 21, 2014 in Book 3167 at Page 1435** of the Forsyth County Public Registry, to William R. Echols, as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Wells Fargo Bank, N.A.; 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 June 14, 2019, in Book 3466, Page 322 and/or as Instrument # 2019022830 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. 22 SP 275, 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 May 10, 2022, 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 August 8, 2022 at 10:00 AM, 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 & Siham Rahhal was the last and highest bidder for said land at the price of \$57,648.58; 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:

That certain tract of land situated in the City of Winston-Salem, Township of Winston, County of Forsyth, North Carolina and more particularly described as follows:

Lot 11, "Eastern Heights," plat of which is recorded in Deed Book 73, page 547, and re-recorded in Plat Book 8, Page 23, Forsyth County Registry and reference to both of which plats is hereby made for a more particular description.

For further reference being known and designated as Lot 11, Block 415, in the tax records for Winston Township as the same are now constituted.

Said property is commonly known as 1335 North Jackson Avenue, Winston Salem, NC 27101.

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: [Signature]
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Jennifer Morris, 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 9 day of Sept, 2022.

[Signature]
Notary Public

3-19-2027
My Commission Expires

NOTARY SEAL

