

TITLE INSURANCE:  
1st AMERICAN TITLE  
PARCEL ID  
10-0241381-

SUBSTITUTE TRUSTEES' DEED

Made this 29<sup>th</sup> day of January, 2002, by and between HOWARD N. BIERMAN and JACOB GEESING, Substitute Trustees, parties of the first part, and Hossein Sarrami and Zohreh Bakhshizadeh, husband and wife, parties of the second part:

WHEREAS, by virtue of a Deed of Appointment of Substitute Trustee recorded among the Land Records of Montgomery County, Maryland, the said HOWARD N. BIERMAN and JACOB GEESING, the parties of the first part, were appointed Substitute Trustees to make sale of the hereinafter described property;

WHEREAS, default having occurred under the terms of a certain Deed of Trust from Ok Kum Edmunds, dated September 3, 1997, and recorded among the Land Records of Montgomery County, Maryland in Liber 15140 at Folio 490, said Substitute Trustees, in exercise of the power of sale conferred by said Deed, and pursuant to foreclosure proceedings filed in the Circuit Court for Montgomery County as Case #: 200728, first having posted bond for the faithful performance of their trust and after having given previous notice of the time, place, manner and terms of sale by advertisement placed once a week for three successive weeks before the date of sale in a newspaper published in Montgomery County, Maryland, did at public sale held at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Avenue, Rockville, MD on January 14, 2001, sell the property described in said Deed of Trust, of which the hereinafter described property was secured thereby, to Ocwen Financial Services, Inc., c/o Ocwen Federal Bank, FSB, ("Ocwen"), for the sum of Two Million, Seven Hundred Thousand, and 00/100 Dollars (\$2,700,000.00), it being the highest and best bidder thereof; and,

WHEREAS, by Order dated January 29, 2002, the Circuit Court for Montgomery County granted a Motion to Substitute Hossein Sarrami and Zohreh Bakhshizadeh, husband and wife, ("Substitute Purchasers) as Purchasers in the aforementioned proceeding; and,

WHEREAS, the Substituted Purchasers contracted to pay a reduced price of Two Million Six Hundred Fifty Thousand and 00/100 Dollars (\$2,650,000.00) as purchase money for the property described herein to the Substitute Trustees, the receipt of which is hereby acknowledged by said Substitute Trustees; and,

WHEREAS, Ocwen Federal Bank paid to the Substitute Trustees Fifty Thousand and 00/100 Dollars (\$50,000.00), the receipt of which is hereby acknowledged by the Substitute Trustees, thereby satisfying the full purchase price as reported in the Substitute Trustees' Report of Sale; and

WHEREAS, the aforesaid said sale has been duly reported to and ratified and confirmed by the Circuit Court for Montgomery County and the purchase money of Two Million Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00) aforesaid has been fully paid and satisfied to the Substitute Trustees, said Substitute Trustees are now authorized by said Decree to execute these presents.

12:24 PM  
8952  
76191  
13:27:00  
13:25:00  
20:00  
5.00

2002 APR 4 P 12:26  
FILED  
CIRCUIT COURT  
MONTGOMERY COUNTY  
RECORDS

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 20876, p. 0262, MSA\_CE63\_20830. Date available 09/22/2005. Printed 06/17/2023.

250  
BELTWAY TITLE  
110 N. WASHINGTON  
SUITE 201  
ROCKVILLE, MD 20850

NOW, THEREFORE, THIS DEED WITNESSETH, that the said HOWARD N. BIERMAN and JACOB GEESING, Substitute Trustees, as aforesaid, for and in consideration of the premises, and the sum of Two Million, Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00), of which \$2,650,000.00 was paid to the Substitute Trustees by Hossein Sarrami and Zohreh Bakhshizadeh, husband and wife, and the additional sum of \$50,000.00 was paid to the Substitute Trustees by Ocwen Federal Bank, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by the aforesaid parties, do grant unto the said Hossein Sarrami and Zohreh Bakhshizadeh, husband and wife, as Tenants by the Entirety, their successors and assigns, in fee simple, all of their interest in that piece or parcel of land, together with the improvements, easements and appurtenances thereunto belonging situate, namely:

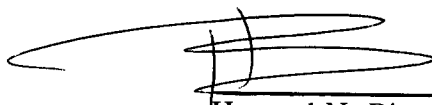
**BEING LOT NUMBERED 20, IN BLOCK NUMBERED 9 IN A SUBDIVISION KNOWN AS "BRADLEY FARMS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN PLAT BOOK 127 AT PLAT 14820. THE IMPROVEMENTS THEREON BEING KNOWN AS: 9214 INGLEWOOD DRIVE.**

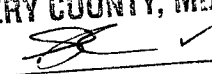
Subject to restrictions, covenants and easements of record.

Property Address: **9214 Inglewood Drive, Potomac, MD 20854**

Tax ID#: 10-02-2411381

This instrument was prepared under the supervision of Howard N. Bierman, an attorney admitted to practice before the Court of Appeals of Maryland.

  
Howard N. Bierman

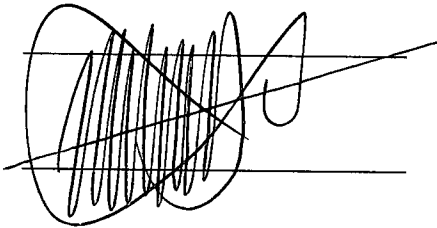
10-2-2411381  
MONTGOMERY COUNTY, MD  
APPROVED BY 

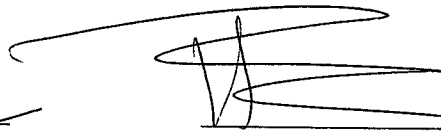
APR 4 2002

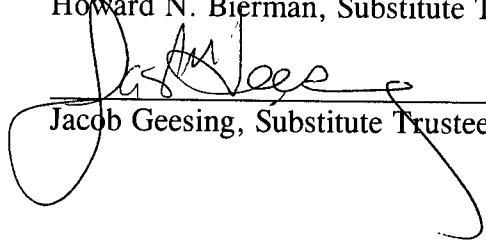
\$11,880.00 RECORDATION TAX PAID  
\$27,000.00 TRANSFER TAX PAID

WITNESS the hands and seals of the said Substitute Trustees.

IN PRESENCE OF



  
Howard N. Bierman, Substitute Trustee

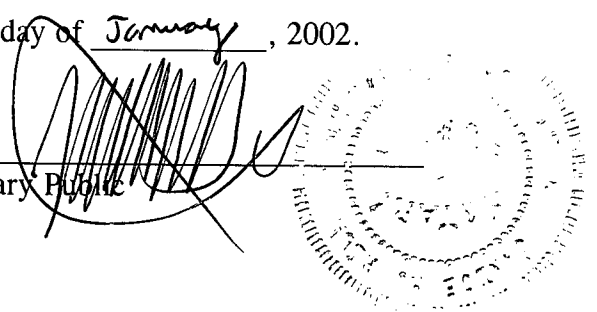
  
Jacob Geesing, Substitute Trustee

STATE OF MARYLAND,  
COUNTY OF MONTGOMERY, ss:

I, *Janice M. Hill*, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Howard N. Bierman and Jacob Geesing, parties to a certain deed bearing the date of January 29, 2002, and hereto annexed personally appeared before me in said jurisdiction, the said parties, being personally well known to me or satisfactorily proven to me as the persons who executed the same deed and acknowledged the same to be their act and deed.

Given under my hand and seal this 29 day of January, 2002.

Notary Public



My Commission Expires: 8/16/04

AFTER RECORDING, RETURN TO:

BELTWAY TITLE  
110 N. WASHINGTON  
SUITE 201  
ROCKVILLE, MD 20850  
*Attn: A. Reckert*  
*02-05-0038B*