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FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$44.00
 PRESENTED & RECORDED:
 09-20-2004 09:43 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2505
PG: 2349-2350

DRAFTED BY: Charles C. Green, Jr., Assistant City Attorney	Tax Block: Lot(s):
Mail after recording to: Francisco Rocha	Mail future tax bills to:
Rocha Family Investments, Ltd.	
2404 Fosterdale Ln	
Winston-Salem, NC 27107	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
 THIS DEED made this 15th day of September, 20 , by and between

GRANTOR	GRANTEE
CITY OF WINSTON-SALEM, a municipal corporation	ROCHA FAMILY INVESTMENTS, Ltd.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of (\$ 10.00&O.V.C.) TEN DOLLARS AND OTHER VALUABLE CONSIDERATION to it paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

TRACT I:

Beginning at an iron stake which is located S. 04 deg. 00 min. West 47.38 feet from an iron stake in the Southwest line of Barbara Jane Avenue, 30 feet from the center and approximately 0.2 of a mile Northwest from Old U.S. Highway 158 said beginning iron stake was agreed to by R. Lee Angel and Rev. H. B. Watson in the presence of Lee M. Hinshaw, C. E. and Jackson D. Looper; thence with a west line of R. Lee Angel S. 04 deg. 00 min. West 152.62 feet to an iron stake; thence on the following two new courses with property of Rev. H. B. Watson N. 86 deg. 00 min. West 100.00 feet to an iron stake; and N. 08 deg. 53 min. East 164.1 feet to an iron stake in the Southwest line of said Barbara Jane Avenue, continuing N. 08 deg. 53 min. East 35.5 feet or a total distance of 299.6 feet to a point at the center of said avenue; thence with the center of Barbara Jane Avenue, as it curves to the right and then to the left, S. 47 deg. 02 min. East 249.9 feet to a point in a North line of property of R. Lee Angel; thence with said line of Angel N. 80 deg. 15 min. West 58.67 feet to an iron stake in the Southwest line of Barbara Jane Avenue, continuing N. 80 deg. 15 min. West 61.64 feet or a total distance of 120.31 feet to the place of beginning, continuing 28800 square feet, more or less South of said right-of-way and being an east portion of the property deeded to H. B. Watson by W. S. Scales by Deed recorded in the office of the Register of Deeds of Forsyth County Deed Book No. 530 at Page 372.

Being also known as Tax Block 3269, Lot 8E, Forsyth County Tax Maps as presently constituted, and also known locally as 628 Barbara Jane Avenue, Winston-Salem, North Carolina.

For back title see Deed Book 2100, Page 2579, Forsyth County Registry.

TRACT II:

BEGINNING at an iron stake on the East side of Masten Street and running thence Eastwardly 201.5 feet to an iron stake; thence Southwardly 100 feet to an iron stake; thence Westwardly 208 feet to an iron stake on Masten Street; thence Northwardly along the East side of Masten Street 100 feet to the place of BEGINNING, being known and designated as Lots Nos. 76 and 77 as shown on the Plat of Masten Park Property recorded in Plat

Book 2 at Page 19, Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Being informally known as Tax Block 1555, Lots 76 and 77 pursuant to the current Forsyth County Tax Maps. Also known as 643 Glenbrook Drive.

For back title see Deed Book 2178, Page 4641, Forsyth County Registry.

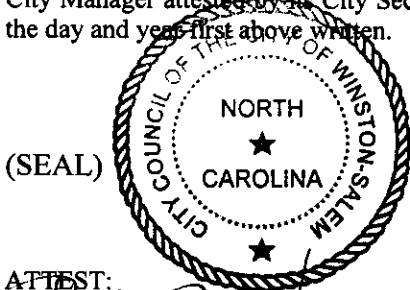
TRACT III:

Lying and being in the City of Winston-Salem, North Carolina, and being known and designed as Lot No. 89 as shown on map of "Masten Park" Development, and being bounded on the South by the rear lines of Lots Nos. 96, 97, 98, on the West by rear lines of Lots Nos. 70, 71, 72, 73, 74, 75, and 76, and on the northeast by rear line of Lots Nos. 83, 84, 85, 86, and 87, and a 15 foot alley extending to Mt. Vernon Avenue, and being the only way of ingress and egress to and from said Lot.

Also known as Tax Lot 89 of Block 1555; also known as 2809 Rowell Street. For back title see Deed Book 2247, Page 3508, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Except any and all easements, conditions and restrictions of record.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its corporate name by its City Manager attested by its City Secretary and its seal to be hereunto affixed by authority of its City Council, the day and year first above written.



(SEAL)

CITY OF WINSTON-SALEM

By: [Signature]
CITY MANAGER

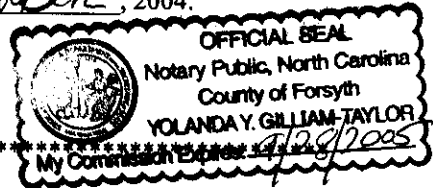
ATTEST:
[Signature]
CITY SECRETARY

STATE OF NORTH CAROLINA
FORSYTH COUNTY

I, Yolanda Y. Gilliam-Taylor, a Notary Public of Forsyth County, NC, do hereby certify that Renée P. Henderson personally came before me this day, and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal, and attested by her as its City Secretary.

WITNESS my hand and official seal, this the 15th day of September, 2004.

Notary Public
My commission expires: Yolanda Y. Gilliam-Taylor



NORTH CAROLINA
FORSYTH COUNTY

The foregoing Certificate(s) of Yolanda Y. Gilliam-Taylor is/are certified to be correct.

This the 20 day of Sept, 2004.

STAMPS \$ _____
Probate and Filing Fee \$ _____

DICKIE C. WOOD, Register of Deeds
[Signature] Deputy/Assistant