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FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-13-2006 12:05 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2653

PG: 2353-2355

NORTH CAROLINA GENERAL WARRANTY DEED

W:\DOCS\Z-REALPR\DEED\Warranty-Misc Types\Rocha to Martinez - 06-130.4049 - Lt 89 Masten Park 04-04-06.wpd

Excise Tax: The \$188.00 of excise stamps paid to the Register of Deeds when a copy of this instrument was inadvertently recorded in Book 2653 at Page 1291 are, in fact, the excise stamps or tax for this instrument.

Tax Lot No. 089, Block 1555, Tax Map 642858

Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail to: ~~Grantee at the address set out hereinbelow.~~ Harry A. Boles, Box #74

This instrument was prepared by: Harry A. Boles. Attorney and Counselor at Law, 115 S. Main Street, Kernersville, NC 27284 06-130/4049/vpp

Brief description for the Index: Lot 89, Masten Park, PB 2/19

THIS DEED made this 12th day of April, 2006, by and between

GRANTOR	GRANTEE
ROCHA FAMILY INVESTMENTS, LTD., a North Carolina corporation	FRANCISCO MARTINEZ and wife, MARIA ELENA SANCHEZ
	Mailing Address: 616 Mount Vernon Avenue Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

WITNESSETH, that the Grantor, for a valuable consideration 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 situated in Winston Township, Forsyth County, North Carolina, which is more particularly described as follows:

See Property Description attached hereto as Exhibit A which is incorporated herein by reference.

The Warranty Deed recorded in Book 2653 at Page 1291 was a copy (not the original) of this instrument which was inadvertently recorded; therefore, this instrument, being the original North Carolina General Warranty Deed from Grantor to Grantee conveying the above-described real property, is being recorded to transfer fee simple absolute ownership to the Grantee.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2505 at Page 2349.

A map showing the above-described property is recorded in Plat Book 02, Page 19.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with the Grantee, that he is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that he will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements and restrictions of record, if any; and
2. 2006 *ad valorem* property taxes to be prorated between the Grantor and Grantee through the date of closing..

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

ROCHA FAMILY INVESTMENTS, LTD., a North Carolina corporation

By: Juan Rocha (SEAL)
JUAN ROCHA
Treasurer

NORTH CAROLINA, Stokes County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that , Juan Rocha, Treasurer of Rocha Family Investments, Ltd., a North Carolina corporation, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 12th day of April, 2006.

My commission expires: 08/08/10

Vicky P. Pollay Notary Public
Print Notary Name: Vicky P. Pollay

SEAL-STAMP

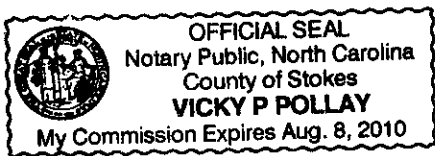


EXHIBIT A

Property Description

(06-130-4030) Being a 0.45 acres, more or less, tract or parcel of real property lying in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 89 on the "Map of Masten Park", recorded in Plat Book 2 at Page 19 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof. A more particular description of Lot 89 is as follows:

BEGINNING at the southern-most corner of Lot 89 as shown on the map of Masten Park referenced hereinabove, a common corner with Lots 98, 99, 74, 73, 72, 71, and 70; thence North 51 degrees 08 minutes 52 seconds East 49.23 feet to an existing iron stake; a common corner with Lots 97 and 98 lying in the southeastern boundary line of Lot 89; thence North 52 degrees 55 minutes 51 seconds East 48.47 feet to an existing iron stake, a common corner between Lots 96 and 97 and lying in the southeastern boundary line of Lot 89; thence North 49 degrees 22 minutes 54 seconds East 49.54 feet to a point lying at the common corner of Lots 95, 96 and 89, the southernmost corner located at the southern terminus of a 15 foot wide alley way running southwestwardly from Mount Vernon Avenue between Lots 88 and 87 and Lots 91, 92, 93, 94, and 95 on the map of Masten Park; thence North 11 degrees 09 minutes 08 seconds West 16.30 feet to an existing iron stake, a common corner between lots 87 and 89, the northwest corner of the terminus of said 15 foot wide alley way; thence north 67 degrees 38 minutes 50 seconds West 15.07 feet to an existing iron stake, a common corner between Lots 86 and 87; thence North 67 degrees 43 minutes 28 seconds West 50.30 feet to an existing iron stake, a common corner between Lots 85 and 86; thence with the southwestern boundary line of Lots 85 and falling in with Lot 84 North 67 degrees 50 minutes 33 seconds West 100.17 feet to an existing iron stake, a common corner between Lots 83 and 84; thence North 67 degrees 32 minutes 55 seconds West 49.71 feet to an existing iron stake, a common corner among Lots 82, 83, 77, 76, and 89, the northwest corner of Lot 89; thence South 03 degrees 50 minutes 59 seconds East 49.66 feet to an existing iron stake, a common corner between Lots 75 and 76; thence South 03 degrees 56 minutes 43 seconds East 39.32 feet to an existing iron stake, a common corner among Lots 75, 74, 73, 72, 71, 70, and 89; thence with the northeastern boundary line of Lots 74, 73, 72, 71 and 70 and with the southwestern boundary line of Lot 89 South 38 degrees 56 minutes 09 seconds East 130.0 feet to the point and place of **BEGINNING**; containing 0.45 acres, more or less, according to a survey entitled "A Boundary Line Survey for Rocha Family Investments, Ltd.", dated April 25, 2005, drawn from a survey by Jeffrey T. Allred, P.L.S. bearing Job No. A05-015.

TOGETHER WITH a 15 foot wide easement and right-of-way running from the southwest margin of the right-of-way of Mount Vernon Avenue in a southwestwardly direction to the northeast corner of Lot 89 for purposes of ingress, egress, and regress with full rights of maintenance and construction thereover, and for general utility purposes, over across and under the following described tract or parcel of real property:

BEGINNING at an existing iron stake, the northeast corner of the above described 0.45 acre tract or parcel of real property, said existing iron stake lying at a common corner between Lots 89 and 87 and at the northwest corner of the southern terminus of the within-described 15 foot wide alley way; thence South 11 degrees 09 minutes 08 seconds East 16.30 feet to a point lying at the common corner among Lots 89, 95, and 96 on the map of Masten Park referenced hereinabove; thence North 49 degrees 22 minutes 54 seconds East 99.08 feet to an existing iron stake lying at a common corner between Lots 94 and 95; thence North 51 degrees 31 minutes 48 seconds East 49.93 feet to an existing iron stake, a common corner between Lots 93 and 94; thence with the northwestern boundary lines of Lots 93, 92, and 91 North 52 degrees 39 minutes 04 seconds East 147.91 feet to an existing iron stake lying at the northwest corner of Lot 91 and lying in the southern margin of the right-of-way of Mount Vernon Avenue; thence with the southern margin of the right-of-way of Mt Vernon Avenue North 71 degrees 47 minutes 13 seconds West 20.24 feet to an existing iron stake, the eastern-most corner of Lot 88 lying in the southern margin of the right-of-way of Mount Vernon Avenue; thence South 51 degrees 07 minutes 54 seconds West 168.41 feet to an existing iron stake, a common corner between Lots 87 and 88; thence South 51 degrees 78 minutes 54 seconds West 60.31 feet to the point and place of **BEGINNING**; according to a survey entitled "A Boundary Line Survey for Rocha Family Investments, Ltd.", dated April 25, 2005, and revised on April 7, 2006, drawn from a survey by Jeffrey T. Allred, P.L.S. bearing Job No. A05-015.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 089, Block 1555, on Map 642858** and is a portion of that property described in **Book 2505 at Page 2349** of the Forsyth County, North Carolina, Registry. Additionally, the 15 foot wide alley way described herienabove runs between Lots 87 and 88 and Lots 95, 94, 93, 92, 91 and 90 as shown on the plat map of the Map of Masten Park in **Plat Book 2 at Page 19**.