

FORSYTH CO., NC FEE: \$ 20.00
PRESENTED & RECORDED: 08/15/2002 11:54AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

STATE OF NC REAL ESTATE EXTX: \$ 180.00

BK2272 P4229 - P4231

[Handwritten signature]

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$180.00

Recording Time Book and Page

Tax Lot Number Block 6099, Lot 105 Parcel Identifier Number _____

Verified By _____ County, on the _____ day of _____, 2002

By _____

Mail after recording to Grantee

This instrument was prepared by: **Bunch & Braun, PLLC,**
514 South Stratford Road, Suite 315, Winston-Salem, North Carolina 27103

Brief Description for the Index:

Unit 5, Vicars Edge, Plat Book 2, Page 91

THIS DEED made this _____ day of August, 2002, by and between

GRANTOR

GRANTEE

MARGARET H. YOUNG

SANDRA M. RUSS
855 WEST SIXTH ST., #5
WINSTON-SALEM, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 the city of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1455, Page 321.

A map showing the above described property is recorded in Condominium Plat Book 2, at Page 91-93.

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.

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 and free and clear of all encumbrances, and that Grantor 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:

Subject to easements, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Margaret H. Young by her attorney-in-fact
Margaret Rose Long (SEAL)
MARGARET H. YOUNG by her attorney-in-fact
MARGARET ROSE LONG

By: _____
_____, President

(SEAL)

ATTEST: _____
_____, Secretary (Corporate Seal)

(SEAL)

(SEAL)

SEAL-STAMP

STATE OF NORTH CAROLINA, County of Forsyth



I, a Notary Public of the County and State aforesaid, certify that MARGARET ROSE LONG, Attorney-in-fact for MARGARET H. YOUNG, personally appeared before me this day, and being duly sworn, says that she executed the foregoing annexed instrument for and on behalf of the said MARGARET H. YOUNG, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2159, Page 2765, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said MARGARET ROSE LONG acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on her behalf.

Witness my hand and official stamp or seal, this 14 day of August, 2002.

My commission expires: May 15, 2007 Veige C. Beeson Notary Public

The foregoing Certificate(s) of Veige C Beeson

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Dickie C Wood Register of Deeds of Forsyth County
[Signature] Deputy Assistant - Register of Deeds

EXHIBIT "A"

All of that certain Condominium Unit No. 5, as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called the "Declaration") as recorded in Book 1453, Page 502, on the 14th day of August, 1984, and as more particularly described in the plans of VICARS EDGE ASSOCIATION, INC., which are recorded in Condominium Book 2, Pages 91 through 93, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Also a 10.265% percent interest in and to the "Common Areas and Facilities" as referred to in said Declaration; to which reference is made for a more particular description of "Common Areas and Facilities".