



2013016802 00273
FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:
04-15-2013 03:48:10 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 3117
PG: 856-857

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

GIFT DEED

Drafted by Amanda H. Creamer, Attorney
& return to: Craige Brawley Liipfert & Walker LLP *Box 34 CMK*
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Excise Tax: \$0 no taxable consideration

Grantor Name and Address
Sandra M. Russ (Widow)
P.O. Box 5394
Winston-Salem, NC 27113

Grantee Name and Address
Sandra M. Russ, Trustee of the Sandra M.
Russ Revocable Trust U/A dtd. 4/11/2013
P.O. Box 5394
Winston-Salem, NC 27113

SMR If initialed, the property includes the primary residence of at least one of the Grantors.

THIS GIFT DEED, made this 11 day of April, 2013, by and between SANDRA M. RUSS, Widow (hereinafter called "Grantor") and SANDRA M. RUSS, TRUSTEE OF THE SANDRA M. RUSS REVOCABLE TRUST U/A dtd. 4/11/2013 (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantee and her successors and assigns, in fee simple, that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

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."

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that she has the right to convey the same in fee simple, that title is

marketable and free and clear from 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:

1. Grantee takes the above-described property subject to:
 - a. Easements;
 - b. Rights of way;
 - c. Restrictions of record, if any; and
 - d. City/County ad valorem tax for 2013.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.


 Sandra M. Russ (Widow), Grantor (SEAL)

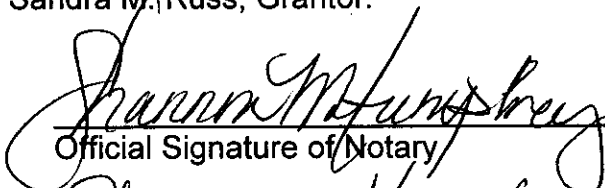
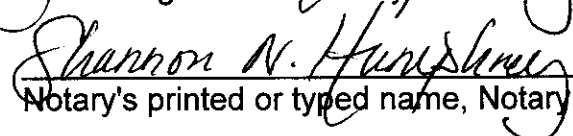
NORTH CAROLINA)
)
 FORSYTH COUNTY)

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sandra M. Russ, Grantor.

4-11-13
 Date

Shannon N. Humphrey
 Notary Public
 Forsyth County, NC
 My Commission Expires May 22, 2013
 (Official Seal)


 Official Signature of Notary

 Notary's printed or typed name, Notary Public

My commission expires:
May 22, 2013