



**2016015614 00159**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$233.00**

PRESENTED & RECORDED:  
**04-29-2016 12:56:52 PM**

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S. GRIFFITH  
DPT

**BK: RE 3283**  
**PG: 2505-2506**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 233.00

Parcel Identifier No.: 6825-87-6710.00 (Block 6099, Lot 105)  
Return after recording to: Kangur & Porter, LLP (Box 76)  
Mail tax bills to Grantee: 855 W. Sixth St., Unit. 5, Winston-Salem, NC 27106  
This instrument was prepared by: T. Thomas Kangur, Jr.  
Brief description for the Index: Unit 5, Vicars Edge

THIS DEED made this 29th day of April, 2016, by and between,

GRANTOR	GRANTEE
<p><b>SANDRA M. RUSS, TRUSTEE of the Sandra M. Russ</b> <b>Revocable Trust U/A dated 4/11/2013.</b> Mailing Address: P O Box 5394, Winston-Salem, NC 27113</p>	<p><b>BROOKE D. GARTLEY, unmarried</b> Mailing Address: 855 W. Sixth St. Unit 5, Winston-Salem, NC 27101</p>

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 Township, Forsyth County, North Carolina and more particularly described as follows:

All of that certain Condominium Unit No. 5 (shown on the plat as Unit 105), as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called the "Declaration") as recorded in Book 1453, Page 502, on the 14<sup>th</sup> 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."

Property Address: 855 W. Sixth St., Unit 5, Winston-Salem, NC 27101

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does  , does not  include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3117, Page 856, Forsyth County Registry. A map showing the above described property is recorded in Condominium Plat Book 2, Pages 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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Sandra M. Russ, Trustee (SEAL)  
Sandra M. Russ, Trustee

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Sandra M. Russ, Trustee of the Sandra M. Russ Revocable Trust U/A dated 4/11/2013.

Date: 4-29-16



Patricia F. Kirkman  
Notary Public

My Commission Expires: 4-29-19

Patricia F. Kirkman  
printed or typed name of notary public