

**2021033606 00015**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$452.00**

PRESENTED & RECORDED

06/24/2021 08:16:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3620**

**PG: 643 - 645**

**GENERAL WARRANTY DEED**

Excise Tax: **\$452.00**

Tax Parcel ID No. 6876-93-3337.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: Lot 17, McConnell II, Building 3

THIS DEED, made this the **23rd** day of **June**, 20**21**, by and between

**GRANTOR:** Pamela Renee Payne, divorced  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Beatriz M. Lacson and spouse, Rodrigo O. Lacson, Jr.  
whose mailing address is 123 Covington Cove Court, Kernersville, NC 27284  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3477, Page 19-20, and being reflected on plat(s) recorded in Map/Plat Book 68, page/slide 74.

All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

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

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Pamela Renee Payne (SEAL)  
Pamela Renee Payne

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

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 signed the foregoing document:  
Pamela Renee Payne  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: 6/23/2021  
Thomas G. Jacobs  
THOMAS G. JACOBS Notary Public  
Notary's Printed or Typed Name  
My Commission Expires: 1/21/2024

(Official/Notarial Seal)  
**THOMAS G. JACOBS**  
Notary Public, North Carolina  
Forsyth County  
My Commission Expires  
January 21, 2024

State of \_\_\_\_\_  
County of \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: \_\_\_\_\_  
\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name  
My Commission Expires: \_\_\_\_\_

(Official/Notarial Seal)

**Exhibit A**

BEING KNOWN AND DESIGNATED as Lot 17 of McConnell II, Building 3, a map and plat of which is recorded in Plat Book 68, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.