

2023022349 00188FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$540.00PRESENTED & RECORDED
06/30/2023 03:38:08 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3761
PG: 3520 - 3522

THIS INSTRUMENT PREPARED BY RICHARD R. FOUST, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON
DISBURSEMENT PF CLOSING PROCEEDS.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 540.00

Parcel Identifier: 6876-93-3337.000

Mail/Box to: Grantee

This instrument was prepared by: Law Office of Richard R. Foust, P.A.

Brief description for the Index: Lot 17 of McConnell II, Building 3THIS DEED made this 30th day of June, 2023 by and between

GRANTOR	GRANTEE
<p align="center">Beatriz M. Lacson and spouse, Rodrigo O. Lacson, Jr.</p> <p align="center">2721 Fairidge Drive Kernersville, NC 27284</p>	<p align="center">Julie C. Vasquez, unmarried</p> <p align="center">123 Covington Cove Court Kernersville, NC 27284</p>

The designation Grantor and Grantee as used herein shall include said parties, theirs 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached to and made a part hereof as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3620 Page 643 .

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

The map showing the above-described property is recorded in Plat Book 68 , Page 74 .

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

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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

Beatriz M. Lacson (SEAL)
Beatriz M. Lacson

Rodrigo O. Lacson, Jr. (SEAL)
Rodrigo O. Lacson, Jr.

State of North Carolina
County of Guilford

I, Linda T. Jones, a Notary Public of Guilford County and State of NORTH CAROLINA do hereby certify that the following persons who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, each personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing instrument for the purpose stated therein and, in the capacity, indicated:

Beatriz M. Lacson

Rodrigo O. Lacson, Jr.

Date: June 30, 2023, 2023

Linda T. Jones
Notary Public

Linda T. Jones
Notary's Printed or Typed Name

(Official/Notarial Seal)

November 22, 2025

My commission expires:

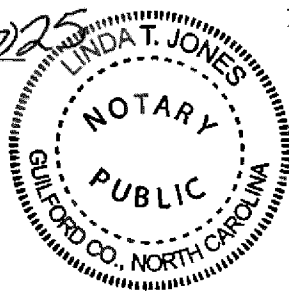


Exhibit A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

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

Property Address:

123 Covington Cove Court
Kernersville, NC 27284

Tax Parcel # 6876-93-3337.000