

**2021021242 00031**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$10.00**

PRESENTED &amp; RECORDED

04/26/2021 08:46:13 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3604****PG: 2696 - 2697****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 10.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: DASH HOLDINGS, LLC @ PO BOX 94 GREENVILLE, SC 29602 \_\_\_\_\_

This instrument was prepared by: Lewis R. Fadely, with limited title search \_\_\_\_\_

Brief description for the Index: Parcel# 6940-10-0069.000 and 6940-10-0273.000 \_\_\_\_\_

THIS DEED made this 30th day of March, 2021, by and between

## GRANTOR

**PAULA COOK (unmarried)**  
**(aka Pamela Cook Willard)**  
**and**  
**DIRK WILLARD (unmarried)**  
**(aka M. Dirk Willard)**

## GRANTEE

**DASH HOLDINGS, LLC,**  
**a South Carolina Limited Liability Company****Property Address:****0 Red Bank Road Parcel#6940-10-0069.000****0 Red Bank Road Parcel# 6940-10-0273.000****Germanton, NC 27019**

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 \_\_\_\_\_, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

**Being that certain tract or parcel of land situated in Salem Chapel Township, Forsyth County, North Carolina and being known as 0 Red Bank Road Germanton, NC 27019.**

BEING KNOWN AND DESIGNATED as Lot Nos 4 and 5 as shown on the map of the I. B. Swain Property, same being recorded in Plat Book 22 at Page 105, in the Office of the Register of deeds of Forsyth County, North Carolina, reference to which map of the property is hereby made for a more particular description.

The property hereinabove described was acquired by Grantors by the Last Will and Testament of Rosa Lee Swaim Cook as filed in the Forsyth County Clerk of Courtr of Superior Court Estate file No. 10E13 63. Back title reference Book 2054 Page 1213 and Book 2054 Page 1215.

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

A map showing the above described property is recorded in Plat Book 22 page 105.

Submitted electronically by "The Law Office of Lewis Fadely, PLLC"  
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:

All easements, rights of way and Restrictions of record, if any and it will be the Grantees sole responsibility for 2021 taxes and years forward.

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

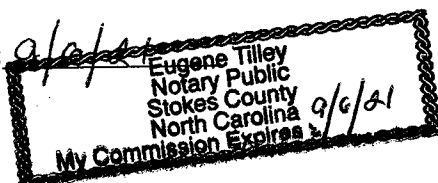
Paola Cook (SEAL)  
PAMELA COOK

Dirk Willard (SEAL)  
DIRK WILLARD

State of NC  
County of x Forsyth

I, the undersigned Notary Public of the County of x Forsyth and State aforesaid, certify that PAMELA COOK personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17 day of April, 2021.

My Commission Expires: 9/6/21  
(Affix Seal)



Eugene Tilley  
EUGENE TILLEY Notary Public  
Notary's Printed or Typed Name

State of NC  
County of \_\_\_\_\_

I, the undersigned Notary Public of the County of \_\_\_\_\_ and State aforesaid, certify that DIRK WILLARD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name