

**2021027749 00246**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$35.00**

PRESENTED &amp; RECORDED

05/25/2021 03:56:20 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3612****PG: 3049 - 3051****NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$35.00****Parcel Identifier No.: 6940-10-0069 & 6940-10-0273.000**

Brief description for index: Lots 4&amp;5 I.B. Swain Property

Mail deed/taxes after recording to **Grantee:** 4761 ADER DRIVE, WINSTON SALEM, NC 27105This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,***Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this 21 day of May, 2021 by and between**GRANTOR:****DASH HOLDINGS, LLC, A South Carolina Limited  
Liability Company.**

Address:

**PO BOX 94, GREENVILLE, SC 29602****GRANTEE:****CAROL ROSADO, a single person**

Property Address:

**0 RED BANK ROAD, WINSTON SALEM, NC 27105**

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.

WITNESSTH, 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 hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3604, Page 2696, **FORSYTH** County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above-described property is recorded in Plat Book 22, Page 105, and referenced within this instrument.

Does the above-described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

DASH HOLDINGS, LLC

By:

*James Hyatt*

JAMES HYATT, MEMBER/MANAGER

SEAL-STAMP	STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u>
	I, <u>Lauren Brooke Teague</u> , a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u> , do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is <u>MEMBER/MANAGER</u> of <u>DASH HOLDINGS, LLC</u> , and acknowledged, on behalf of <u>DASH HOLDINGS, LLC</u> , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>21</u> day of <u>May</u> , 2021.
	My Commission Expires: <u>11/16/30</u> <u>Lauren Brooke Teague</u> Notary Public

LAUREN BROOKE TEAGUE  
Notary Public, State of South Carolina  
My Commission Expires 11/16/2030

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**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 and for a more particular description.**

**PROPERTY ADDRESS: 0 RED BANK ROAD, WINSTON SALEM, NC 27105**

**PARCEL ID #: 6940-10-0069.000 & 6940-10-0273.000**