

WAKE COUNTY, NC 50  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
08/04/2022 12:14:32  
STATE OF NC REAL ESTATE  
EXCISE TAX: \$11,000.00  
BOOK:019109 PAGE:02229 - 02232

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$11,000  
PIN: 0757490828 REID: 0015160  
Mail after recording to: Grantee

This instrument was prepared by: Schell Bray PLLC (TPH), 230 N. Elm Street, Suite 1500, Greensboro, NC 27401 (*without title examination*)

Brief Description for the Index: Lot 2, BM 2008, Pages 1126 & 1127

THIS DEED made this 4<sup>th</sup> day of August, 2022, by and between:

GRANTOR	GRANTEE
Pleasant Grove Development Partners, LLC, a Georgia limited liability company  Mailing Address: 3000 Northwoods Parkway Suite 260 Norcross, GA 30071-4787	ROCRO, LLC a North Carolina limited liability company <u>10500 World Trade Blvd</u> <u>Raleigh NC 27617</u>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING ALL of Lot 2, containing 21.762 acres, more or less, as shown on plat of survey entitled "Subdivision Plat of Pleasant Grove Business Park" dated April 29, 2008 and recorded in Book of Maps 2008 at Pages 1126 and 1127, Wake County Registry.

The subject property is located in both Durham and Wake Counties and as a result a Deed is being recorded in each of Durham and Wake County.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 13076, Page 0677, Wake County Registry and in Book 5942, Page 0826, Durham County Registry.

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

A map showing the above-described property is recorded in Book of Maps 2008, Pages 1126 and 1127, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 claiming by, under or through Grantor, other than the following exceptions: See Attached Exhibit B.


**(Signature page follows)**

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the date set forth above.

GRANTOR:

Pleasant Grove Development Partners, LLC,  
a Georgia limited liability company

By: STEBER, Inc., a Georgia corporation,  
its Manager

By:   
Name: Steven Berman  
Title: President

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 in the capacity indicated:

Steven Berman

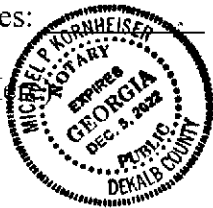
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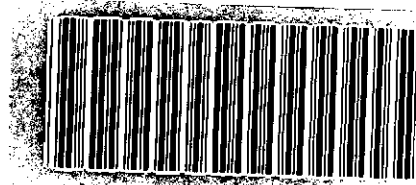
M.P.K.  
Notary Public

Michael P. Kornheiser  
Printed/Typed Name

My Commission Expires:

(Affix Seal of Stamp Here)





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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

\_\_\_\_\_ 4 # of Pages

*PSB*