

Prepared by: Kevin Berger  
Return to: Kevin Berger

NORTH CAROLINA	)	DECLARATION OF COVENANTS
	)	CONDITIONS AND RESTRICTIONS
ROCKINGHAM COUNTY	)	FOR Lots 1 & 2 of PB 98, Page 31

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is entered into this   1   day of November, 2024, by Land Quest Ventures LLC and CRA Solo 401K Trust (hereinafter "Declarant") and all parties hereafter acquiring any of the described property.

W I T N E S S E T H:

WHEREAS, Declarant is the owner of all lots within a subdivision in the County of Rockingham, State of North Carolina, known as Grogan Acres and being that certain tract or parcel of land more particularly described as Lots 1 & 2 of Plat Book 98, Page 31, Rockingham County Registry; and

WHEREAS, it is in the best interest of the Declarant and to the benefit, interest, and advantage of every party hereafter acquiring any of the described property that certain covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of the property be established; and

WHEREAS, Declarant desires to provide for the preservation of the values and amenities and the desirability and attractiveness of said property; and for the continued maintenance and operation of any recreational and/or common area.

NOW THEREFORE, in consideration of the premises, the Declarant agrees with all parties hereafter acquiring any of the property hereinafter described, that it shall be and is hereby subject to the following restrictions, covenants, conditions,

easements, assessments and liens relating to the use and occupancy thereof, which shall be construed as covenants running with the land which shall be binding on all parties acquiring any right, title or interest in any of the properties and which shall inure to the benefit of each owner thereof.

The subject property shall be subject to the following restrictions:

1. PROPERTIES SUBJECT TO THIS DECLARATION. The property which shall be held, transferred, sold, conveyed and occupied subject to the restrictions shall be Lots 1 & 2 of Plat Book 98, page 31.

2. All Tracts shall be for residential use only.

3. No Tract may be subdivided less than 5 acres.

4. Declarant reserves the right to make such modifications and exceptions to the restrictions and reservations herein created so long as such exceptions, changes and alterations promote the orderly and harmonious development of the property subjected hereto.

5. No single or doublewide mobile homes can be placed on any Tract.

6. Nuisances: No noxious, offensive, or illegal trade or activity shall be carried on upon the Tract, nor shall anything be done thereof which may be or become a nuisance or annoyance to the neighbor.

7. Any restrictions, covenants or conditions herein set forth may be extended, removed, modified or changed by securing the written consent of the Declarant, his successors or specific assigns, which written consent shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Rockingham County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of the Declarant, his successors or specific assigns.

8. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain or recover damage.

9. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

10. These covenants run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date of this instrument.

Land Quest Ventures LLC


By:  (SEAL)  
Joseph M Pinchbeck, Chairman

STATE OF South Carolina  
COUNTY OF Oconee

I, MARY E CASTLEMAN, a Notary Public for said County and State, certify that Joseph M Pinchbeck, Chairman of Land Quest Ventures LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and office seal or stamp, this the 1 day of November, 2024.

My Commission Expires: 03/22/2027

  
Notary Public



CRA Solo 401K Trust

By: *Robert J Cassam Jr* (SEAL)  
Robert J Cassam Jr, Trustee

By: *Lindsay J Cass* (SEAL)  
Lindsay J Cassam, Trustee

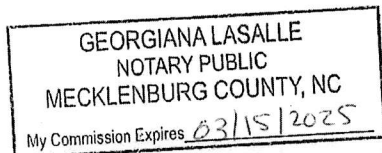
STATE OF North Carolina  
COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, and I have ( ☒ ) examined satisfactory evidence of their identity or ( ☐ ) have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J Cassam Jr, Trustee, and Lindsay J Cassam, Trustee

WITNESS my hand and office seal or stamp, this the 3<sup>rd</sup> day of November, 2024.

*Georgiana LaSalle*  
Notary Public

My Commission Expires: 03/15/2025





BP



Unofficial Document

Unofficial Document

Filed  
Rockingham County, NC  
Benjamin J. Curtis, Register of Deeds  
04/30/2024 10:36:04 AM  
Fee Amt: \$26.00 NC Excise Tax: \$800.00  
DIANE STITT

NORTH CAROLINA GENERAL WARRANTY DEED

✓ Excise Tax: \$800.00  
Parcel Identifier No. 128296 & 128289 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

✓ Mail/Box to: GRANTEE

✓ This instrument was prepared by: James W. Surane, 20460 Chartwell Center Dr. #3, Cornelius, NC 28031

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 29th day of April, 2024 by and between

GRANTOR	GRANTEE
Lucy G. Sweeting, unmarried 416 Wooded Acres Dr Newport, NC 28570	Landquest Ventures, LLC and CRA Solo 401K Trust 1001 East Blvd. #B Charlotte, NC 28203 ✓

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Stoneville, \_\_\_\_\_ Township, Rockingham County, North Carolina and more particularly described as follows:

✓ BEING all of Lots 1 and 2 of the Survey Plat for Land Quest Ventures, LLC as same is shown on Map Book 98 at Page 31 in the Rockingham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 748 page 623.

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 98 page 31.


Unofficial Document                      Unofficial Document

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 except for the exceptions hereinafter stated.

Title to the property is subject to (and is conveyed together with, as the case may be) the following exceptions, easements, reservations, conditions, covenants, and restrictions, (hereinafter referred to as "Exceptions and Restrictions") which shall run with the land and be binding upon Grantee and Grantee's heirs, successors and assigns:

- 1. Ad valorem taxes for the current year, which taxes have been prorated between Grantor and Grantee on a calendar year basis.
- 2. Easements and restrictions of record, if any.
- 3. Matters of zoning, or other public or private restrictions limiting or defining the uses which may be made of the Property or any part thereof.

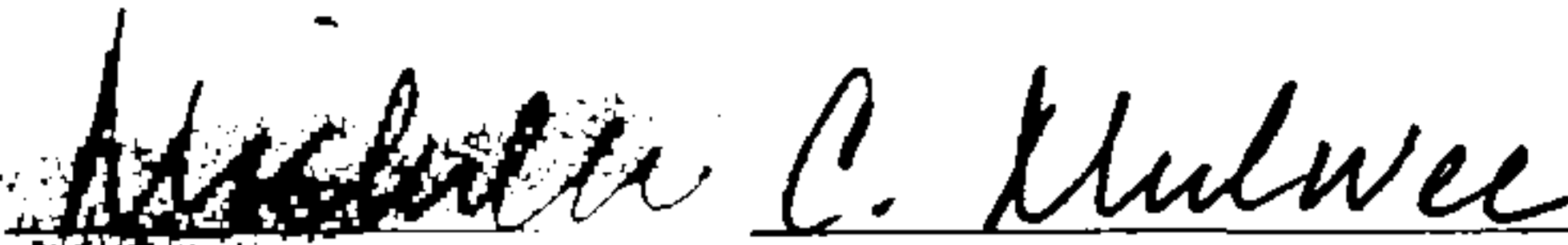
In witness whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

  
Lucy G. Sweeting

State of ~~NC~~ North Carolina  
County of ~~Carteret~~ Carteret

The undersigned Notary Public certifies that the following persons personally appeared before me this day, each acknowledged to me that he or she voluntarily signed the foregoing document for the purposes stated herein and in the capacity indicated: Lucy G. Sweeting.

Witness my hand and official notarial seal this 23 day of April 2024.

  
Michelle C. Mulwee                      (NOTARY PUBLIC)  
Notary Seal  
My Commission Expires: Sept. 22, 2025

MICHELLE C MULWEE  
NOTARY PUBLIC  
Carteret County  
State of North Carolina

DATE 8/04/25  
TIME 17:04:30  
USER RKBMEEEKS  
LANDQUEST VENTURES LLC & CRA  
SOLO 401K TRUST

ROCKINGHAM COUNTY  
PROPERTY CARD  
FOR YEAR 2025

PAGE 1  
PROG# AS2006

PARCEL ID.. 128296  
LOCATION... 2153 S GROGAN RD  
DEED YEAR/BOOK/PAGE.. 2024 1666 2072  
PLAT BOOK/PAGE.. 98 31  
LEGAL DESC:130.63 AC TRACT 2 LAND QU  
EST VENTURES LLC SURVEY  
TOWNSHIP... 4 MAYO  
NC 28203-5780 LAND QUEST VENTURES LLC

PIN... 7947 03 42 0955 00

ASSESSMENT NONE .00 .00 .00  
OWNER ID.. 1355890  
DISTRICT.. 117 SHILOH FD  
Area/Fire: 917 SHILOH

1001 EAST BLVD #B

NBRHOOD... R103 MAYODAN  
NH CLASS..  
RESIDENTIAL RES AG COUNTY

MAINTAINED.. 12/20/2024 BY RKDSTRADER VALUED.. 12/20/2024 BY RKDSTRADER  
VISITED..... 11/25/1998 BY TH TYPE OF REVIEW  
PARCEL STATUS... ACTIVE

ROUTING#.. 3400  
CATEGORY.. REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

SALES HISTORY													
DEED BK/PAGE		SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME						
1666 2072		4/30/2024	DEED	DEED INC. MULTI	400,000		LANDQUEST VENTURES LLC & CRA S						
0001 0001		7/01/1986	DEED	CONVERTED			SWEETING LUCY GROGAN						
LAND SEGMENTS													
LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	RA	100	AC AA	124.100	5,500.00	.00	.00	.00	81.00	100.00	80.00	58.32	398,063
2	RA	100	AC AW	6.530	1,000.00	.00	.00	.00	.00	100.00	100.00	.00	6,530
TOTAL ACRES..				130.630					.00	100.00	100.00	FMV..	404,593
TOTAL PARCEL VALUES----				LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE		2024 VALUE					
FMV.....				404,593	0	404,593		380,695					
APV.....				404,593	0	404,593		380,695					

