

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$90.00**

**Parcel Identifier No. 217LA012**

*This instrument prepared by a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.*

**Mail/Box to: W. Richard Cox, Cox Law Firm, 5320 Bridgers Road, Ext, Suite 4, Shallotte, NC 28470**

**Prepared by: W. Richard Cox, Cox Law Firm, 5320 Bridgers Road, Ext, Suite 4, Shallotte, NC 28470**

**Brief description for the Index: L-12 S-5 RIVER RUN PLANTATION PLAT R/273**

**THIS DEED made this 12<sup>th</sup> day of February, 2025, by and between**

**GRANTOR**

GreenHarmony, Inc., a North Carolina Corporation  
216 N. Atlantic Avenue  
Southport, NC 28461

**GRANTEE**

Stella D'oro Landholdings LLC, a North Carolina  
Limited Liability Company  
4310 Indian Trail Fairview Road  
Indian Trail, NC 28079

Enter in appropriate block for each party: name, 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 Brunswick County, North Carolina and more particularly described as follows:

**See attached SCHEDULE "A"**

**Deed Reference: Book 3856 at Page 669**

**Parcel #217LA012**

**Property Address: 749 Mallard Court SE, Bolivia, NC 28422**

A map showing the above-described property is recorded in Plat Book R, Page 273.

The property hereinabove described does not include the primary residence of the Grantor.

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:

Any and all easements and public and private utility or rights of way of record or otherwise affecting said property.

Ad valorem taxes for current and subsequent years.

Subject to all applicable Restrictions, Limitations and Reservations of record and as amended and supplemented from time to time.

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

GreenHarmony, Inc.

By: Frederick L. Fiss  
Frederick L. Fiss, President

SEAL

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, W. Richard Cox, a Notary Public for said County and State, do hereby certify that the following person, Frederick L. Fiss, personally appeared before me this day, and that his is the President of GreenHarmony, Inc., a North Carolina Corporation and either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 12<sup>th</sup> day of February, 2025.

W. Richard Cox  
Notary Public W. Richard Cox

My Commission Expires: 02-17-2028

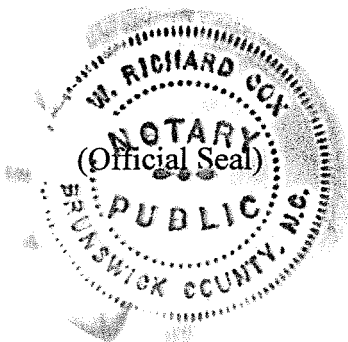




EXHIBIT "A"

BEING ALL of Lot 12, Station V, River Run Plantation, according to a map thereof duly recorded in Map Cabinet R at Pages 273 of the Brunswick County Registry, said lot having the metes, bounds and location shown thereon. For back reference see Book 3209 at Page 113 of the Brunswick County Registry.