

Prepared by/return to:  
**Adele T. Woodard, CLA**  
PREMIER TITLE COMPANY, LTD.  
3055 Cardinal Drive, Suite 305  
Vero Beach, FL 32963

Parcel Identification Number:  
**32-39-23-00022-0000-00007/0**  
PP: #875,922.92

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and executed the 5 day of November, 2008 by **GH VERO BEACH DEVELOPMENT LLC**, a Delaware limited liability company, having its principal place of business at P.O. Box 2868, Vero Beach, FL 32961, hereinafter called the Grantor, and **BARRY E. VAN DER MEULEN and ELLEN C. SMITH VAN DER MEULEN, husband and wife, as tenants by the entirety**, whose post office address is: 4821 St. Margaret's Drive, Vero Beach, FL 32967, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)*

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Indian River, State of Florida, to-wit:

**Lot 7, ST. MARGARET'S ISLAND – OAK HARBOR PLAT NO. 8, according to the Plat thereof as recorded in Plat Book 16, Page 62, of the Public Records of Indian River County, Florida.**

**SUBJECT** to restrictions, reservations, and easements of record, if any, and taxes for 2008 and subsequent years.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature  
LISA HOLERA

Witness #1 Printed Name  
LISA HOLERA

Witness #2 Signature  
IRENE TIGURCIO

Witness #2 Printed Name  
IRENE TIGURCIO

**STATE OF NEW YORK**  
**COUNTY OF WESTCHESTER**

The foregoing instrument was acknowledged before me this 5 day of November, 2008, by Bruce Osterhoudt, President of Vero Beach Acquisition LLC, a Delaware limited liability company, as Managing Member of GH Vero Beach Development LLC, a Delaware limited liability company, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

My Commission expires:

**GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company**

**BY: Vero Beach Acquisition LLC, a Delaware limited liability company, its Managing Member**

By: Bruce Osterhoudt  
Bruce Osterhoudt, President  
P.O. Box 2868, Vero Beach, FL 32961

Notary Signature  
Suzy Chin

Printed Notary Signature  
**SUZY CHIN**  
Notary Public - State of New York  
NO. 01CH6156389  
Qualified in Westchester County  
My Commission Expires Nov 27, 2010

### CERTIFICATE OF APPROVAL OF PURCHASER

THIS IS TO CERTIFY that BARRY E. VAN DER MEULEN and ELLEN C. SMITH VAN DER MEULEN, husband and wife, are approved by the OAK HARBOR PROPERTY OWNERS ASSOCIATION, INC., as the purchasers of the following described property in Indian River County, Florida:

**Lot 7, ST. MARGARET'S ISLAND, OAK HARBOR PLAT NO. 8, according to the Plat thereof, recorded in Plat Book 16, Page 62, Public Records of Indian River County, Florida.**

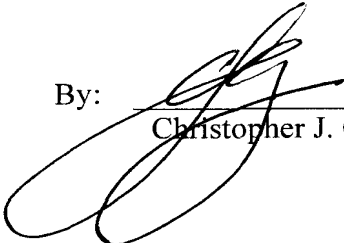
Such approval has been given pursuant to the provisions of the Declaration of Covenants, Restrictions and Easements for Oak Harbor, recorded in Official Records Book 1123, at Page 1981, of the Public Records of Indian River County, Florida.

The approval herein granted shall not be construed in any way to be a waiver of right to approve or disapprove any subsequent purchaser of the premises.

Dated this 27<sup>th</sup> day of May, 2008.

(Corporate Seal)

OAK HARBOR PROPERTY OWNERS  
ASSOCIATION, INC.

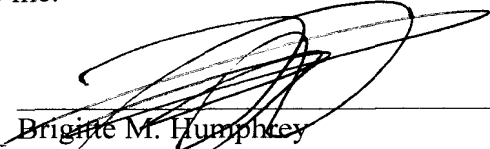
By:   
Christopher J. Cleary, President

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF Indian River         )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2008, by CHRISTOPHER J. CLEARY, President of the Oak Harbor Property Owners Association, Inc. The above-mentioned individual is personally known to me.

(Notarial Seal)



  
Brigitte M. Humphrey  
NOTARY PUBLIC - STATE OF FLORIDA  
Commission Number: DD 578156  
My commission expires: 9/14/2010