

**PREPARED BY & RETURN TO:**

Charles W. Edgar, III, Esquire  
Cherry, Edgar & Smith, P.A.  
8409 N. Military Trail, Suite 123  
Palm Beach Gardens, FL 33410

**Property Control Number(s):**

33-38-01-00027-0000-00023.0  
33-38-01-00027-0000-00024.0  
33-38-01-00027-0000-00031.0  
33-38-01-00027-0000-00032.0  
33-38-01-00027-0000-00033.0  
33-38-01-00027-0000-00034.0  
33-38-01-00027-0000-00035.0  
33-38-01-00027-0000-00096.0  
33-38-01-00027-0000-00097.0

\$277,000.00

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED ("Deed")**, made as of December 8, 2017, between **VB THREE OAKS, LLLP**, a Florida limited liability limited partnership (hereinafter called the "**Grantor**"), whose address is 12270 S.W. 3<sup>rd</sup> Street, Suite 200, Plantation, FL 33325, and **GHO THREE OAKS CORP.**, a Florida corporation (hereinafter called the "**Grantee**"), whose address is 590 N.W. Mercantile Place, Port St. Lucie, FL 34986.

**W I T N E S S E T H :**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Indian River, State of Florida, to wit:

**Lots 23, 24, 31, 32, 33, 34, 35, 96 and 97 of The Villas at Three Oaks, according to the plat thereof as recorded in Plat Book 26, Page 90, Public Records of Indian River County, Florida.**

**SUBJECT TO** conditions, restrictions, easements, limitations and zoning ordinances of record, if any, however such reference shall not serve to reimpose same, and taxes for the year 2018 and subsequent years.

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the above-described Property, with the appurtenances, unto said Grantee, its successors and assigns, in fee simple forever.


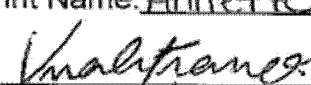
**AND SAID GRANTOR** hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.


**IN WITNESS WHEREOF**, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized as of the day and year first above written.

**WITNESSES:**

**VB THREE OAKS, LLLP, a Florida limited liability limited partnership**

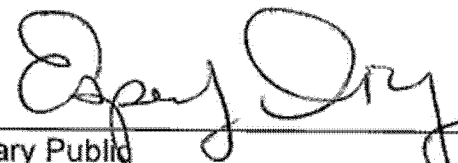
By: VB Three Oaks GP, Inc.,  
a Florida corporation,  
General Partner

  
Print Name: Annette Ordóñez  
  
Print Name: Vivalda Franco

By:   
Patrick J. Donnelly,  
President

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 8 day of December, 2017, by Patrick J. Donnelly, President of VB Three Oaks GP, Inc., a Florida corporation, General Partner of VB Three Oaks, LLLP, a Florida limited liability limited partnership, who (☒) is personally known to me, or (☐) has produced \_\_\_\_\_ as identification.

  
Notary Public

My Commission Expires:

[Notary Seal]

R:\Villas at 3 Oaks\S-t GHO Homes\Special Warranty Deed

