

Prepared By and Return To:
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

File No. 18-07-1684

Property Appraiser's Parcel I.D. (folio) Number(s)

33-38-14-00002-0000-00001/0
33-38-14-00002-0000-00017/0
33-38-14-00002-0000-00033/0
33-38-14-00002-0000-00046/0
33-38-14-00002-0000-00049/0
33-38-14-00002-0000-00111/0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this August 31, 2018 by Stoneybrook Farms Group, LLC, a Florida Limited Liability Company existing under the laws of Florida, and having its principal place of business at P.O Box 690997, Vero Beach, FL 32969, hereinafter called the grantor and GRBK GHO Properties, LLC whose post office address is 590 NW Mercantile Place, Port St. Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

Lots 1, 17, 33, 46, 49 and 111, Stoney Brook Farm, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 41 through 44, inclusive, of the Public Records of Indian River County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2017.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

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

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Kimberly A. Chavis
(Witness Signature)

Kimberly A. Chavis
(Print Name of Witness)

[Signature]
(Witness Signature)

DANIEL J. ZICARI
(Print Name of Witness)

Stoneybrook Farms Group, LLC, a Florida
Limited Liability Company

BY: Walter T. Jerkins, Jr.
Walter T Jerkins, Jr., Manager/President

Address:

P.O. Box 690997

Vero Beach, FL 32969

STATE OF Florida

COUNTY OF Indian River

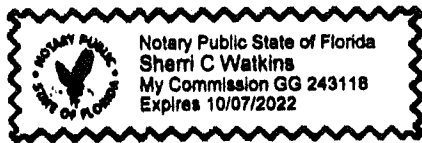
I, Sherri C. Watkins, a Notary Public of the County and State first above written, do hereby certify that Walter T Jerkins, Jr., Manager/President on behalf of Stoneybrook Farms Group, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument. (Personally Known)

Witness my hand and official seal, this the 27th day of August, 2018

Sherri C. Watkins
Notary Public

My Commission Expires: 10/07/2022

(SEAL)



Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd. Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
Jeff@ARChoice.com ~ Jessica@ARChoice.com

Certificate of Approval

This is to certify that **GRBK GHO Homes, LLC** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **8260 Meredith Place.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

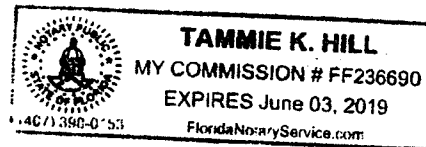
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15th day of August, 2018 by Jay DeVore
Who is personally known to me or has presented proof that he/she is a representative of Stoney Brook Farm Property Owners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.

Notary public, State of Florida

[Signature: Tammie K. Hill]

My Commission expires: 6/3/19



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Certificate of Approval

This is to certify that **GRBK GH0 Homes, LLC** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **510 Caroline Dr.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

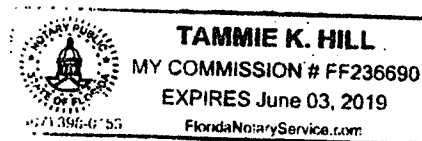
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County of Indian River

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[Signature: Tammie K. Hill]

My Commission expires: 6/3/19



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This is to certify that **GRBK GHO Homes, LLC** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **8255 Halbert Lane.**

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Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

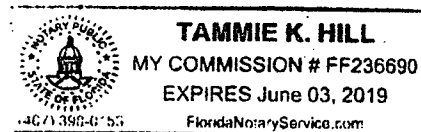
State of Florida
County of Indian River

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Notary public, State of Florida

[Signature: Tammie K. Hill]

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Certificate of Approval

This is to certify that **GRBK GHO Homes, LLC** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **455 Pittman Ave.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

State of Florida
County of Indian River

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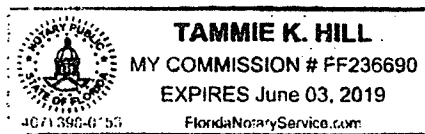
August, 2018 by Jay DeVore

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Notary public, State of Florida

Tammie K. Hill

My Commission expires: 6/3/19



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The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

State of Florida
County of Indian River

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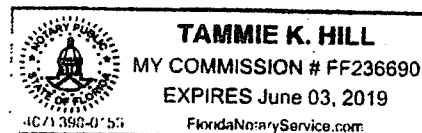
August, 2018 by Jay DeVore

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Notary public, State of Florida

[Signature: Tammie K. Hill]

My Commission expires: 6/3/19



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This is to certify that **GRBK GHO Homes, LLC** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **500 Pittman Ave.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 15th day of August, 2018

Stoney Brook Farm Property
Owners Association, Inc.

By [Signature]
Community Association Manager

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15th day of

August, 2018 by Guy DeVore
Who is personally known to me or has presented proof that he/she is a representative of Stoney Brook Farm Property Owners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.

Notary public, State of Florida

[Signature: Tammie K. Hill]

My Commission expires: 6/3/19

