

Prepared By and Return To:  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963

File No. 18-01-0112

Property Appraiser's Parcel I.D. (folio) Number(s)  
32391400004000000054.0

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### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this June 7, 2019 by GH Vero Beach Development, LLC, a Delaware Limited Liability Company existing under the laws of Delaware, and having its principal place of business at 2231 Falls Circle, Vero Beach, FL 32967, hereinafter called the grantor and George K. Nichols and Bonnie B. Nichols, husband and wife whose post office address is 2365 Grand Harbor Reserve Square, 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 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:

Lot 54, The Reserve at Grand Harbor PD Phase 1, Plat 33, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 85 through 94, inclusive, of the Public Records of Indian River County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2018.

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:

[Signature]  
(Witness Signature)

Mike Gostomski  
(Print Name of Witness)

[Signature]  
(Witness Signature)

Debra L Fletcher  
(Print Name of Witness)

GH Vero Beach Development, LLC, a Delaware Limited Liability Company

BY: [Signature]  
Joseph Colasuonno, President

Address:  
2231 Falls Circle

Vero Beach, FL 32967

STATE OF Florida

COUNTY OF Indian River

I, Debra L Fletcher, a Notary Public of the County and State first above written, do hereby certify that Joseph Colasuonno, President of GH Vero Beach Development, LLC, a Delaware Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6<sup>th</sup> day of June, 2019.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)

