

This Instrument Prepared by:  
Zoei Padilla  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960

After Recording Return to:  
GRBK GHO Properties, LLC  
590 Northwest Mercantile Place  
Port St. Lucie, FL 34986

Parcel Identification Number:  
32-39-03-00000-7000-00003/0

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **10th day of October, 2019** between **OL73rd LLC a Florida Limited Liability Company**, whose mailing address is **1902 Wilbur Avenue, Vero Beach, FL 32960** ("**Grantor**") to, **GRBK GHO Properties, LLC, a Florida Limited Liability Company** whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Indian River County, Florida** and fully described as follows:

**All of Orchid Landing Subdivision, according to the plat thereof, as recorded in Plat Book 31, Page(s) 27, of the Public Records of Indian River County, Florida. Less and Except Tract "A"**

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

**WITNESSES:**

**GRANTOR:**  
OL73rd LLC a Florida Limited Liability Company  
By: JHL Partners LLC, A Florida Limited Liability Company, its sole managing member

Twyla Wezenesky  
Print Name: Twyla Wezenesky  
Fay Prado  
Print Name: FAY PRADO

Mark H. Justice  
Mark H. Justice, Managing Member

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 10th day of October, 2019 by Mark H. Justice as Managing Member and on behalf of JHL Partners LLC, a Florida Limited Liability Company, in its capacity as Managing Member of OL73rd LLC, a Florida Limited Liability Company, on behalf of said limited liability company.

Fay H. Prado  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_