

This Instrument Prepared By:
Erin N. Auble, Esq.
Katz, Barron, Friedberg, English & Allen, P.A.
901 Ponce de Leon Blvd., 10th Floor
Coral Gables, Florida 33134

After recording return to:
Supreme Title
1410 19th Place
Vero Beach, FL 32960
Attn: Sherri Reynolds

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 23rd day of February, 2022 by and between **GH VERO BEACH DEVELOPMENT LLC**, a Delaware limited liability company (“Grantor”), whose address is 2231 Falls Circle, Vero Beach, FL 32967 and **GRBK GHO LUXURY HOMES, LLC**, a Florida limited liability company (“Grantee”), whose address is 590 NW Mercantile Place, Port St. Lucie, FL 34986.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alienate, convey and confirm unto the Grantee, its heirs and assigns forever, that certain real property described on **Exhibit A**, attached hereto and incorporated herein by reference (the “Property”) lying and being in Indian River County, Florida.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever, subject to real property taxes for 2022 and subsequent years; comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority; easements, restrictions and other matters appearing on the plat or otherwise common to the subdivision; and the instruments set forth in **Exhibit “B”**, attached hereto and made a part hereof; however, this provision shall not serve to reimpose matters that are barred by operation of law.

Grantor covenants that Grantor is lawfully seized of the Property in fee simple, that the Property is free from all encumbrances made by Grantor, except as set forth above, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

[Signature Page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Witnesses:

GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company

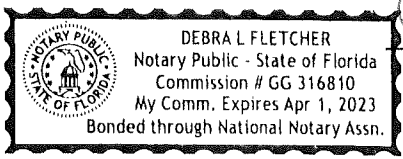
Cameron Luedke
Print Name: CAMERON LUEDKE

By: *Christopher D. Card*
Christopher D. Card, President

Debra L Fletcher
Print Name: Debra L. Fletcher

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, 22nd day of February, 2022 by Christopher D. Card as President of GH Vero Beach Development LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal] 

Debra L Fletcher
Notary Public

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 13 and 14, The Falls at Grand Harbor, Plat 29, according to the plat thereof, as recorded in Plat Book 19, Page(s) 53, of the Public Records of Indian River County, Florida; and

Lots 52 - 59, inclusive, Grand Harbor Plat 31, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 24, of the Public Records of Indian River County, Florida; and

Lots 64 - 83; 89 - 100, The Falls III at Grand Harbor, Plat 32, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 28, of the Public Records of Indian River County, Florida.

Tax Folio Nos.: 32392300026000000013; 32392300026000000014; 32392300030000000052;
32392300030000000053; 32392300030000000054; 32392300030000000055; 32392300030000000056;
32392300030000000057; 32392300030000000058; 32392300030000000059; 32392300030000000064;
32392300030000000065; 32392300030000000066; 32392300030000000067; 32392300030000000068;
32392300030000000069; 32392300030000000070; 32392300030000000071; 32392300030000000072;
32392300030000000073; 32392300030000000074; 32392300030000000075; 32392300030000000076;
32392300030000000077; 32392300030000000078; 32392300030000000079; 32392300030000000080;
32392300030000000081; 32392300030000000082; 32392300030000000083; 32392300030000000089;
32392300030000000090; 32392300030000000091; 32392300030000000092; 32392300030000000093;
32392300030000000094; 32392300030000000095; 32392300030000000096; 32392300030000000097;
32392300030000000098; 32392300030000000099; 32392300030000000100

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. The Plat of The Falls at Grand Harbor, Plat 29, recorded in plat Book 19, Page 53 - 57, inclusive, of the Public Records of Indian River County, Florida.
3. The Plat of Grand Harbor Plat 31, recorded in Plat Book 27, Page 24 - 27, inclusive, of the Public Records of Indian River County, Florida.
4. The Plat of The Falls III at Grand Harbor, Plat 32, recorded in Plat Book 29, Page 28 - 32, inclusive, of the Public Records of Indian River County, Florida.
5. Notice of Adoption of Development Order, recorded in Official Records Book 730, Page 1313, together with and as amended and/or modified by Official Records Book 777, Page 2814, Official Records Book 787, Page 2874, Official Records Book 843, Page 986, Official Records Book 937, Page 1996 (corrected in Official Records Book 941, Page 105), Official Records Book 1022, Page 2791, Official Records Book 1191, Page 1623, Official Records Book 1441, Page 2406, Official Records Book 1517, Page 53, Official Records Book 1569, Page 2510, and Official Records Book 1770, Page 1918, together with and as further affected by Assignment and Assumption of Developer's Rights recorded in Official Records Book 2838, Page 2195, and Partial Assignment and Assumption Agreement recorded in Official Records Book 2841, Page 1890.
6. Declaration of Covenants, Conditions, and Restrictions for GRAND HARBOR COMMUNITY ASSOCIATION, recorded in Official Records Book 796, Page 163, together with and as supplemented, amended and/or affected by Official Records Book 837, Page 1199, Official Records Book 845, Page 1282, Official Records Book 847, Page 2488, Official Records Book 849, Page 1646, Official Records Book 869, Page 367, Official Records Book 947, Page 2950, Official Records Book 955, Page 1355, Official Records Book 961, Page 2646, Official Records Book 969, Page 2511, Official Records Book 994, Page 278, Official Records Book 994, Page 285, Official Records Book 1012, Page 640, Official Records Book 1079, Page 1028, Official Records Book 1098, Page 1514, Official Records Book 1125, Page 1968, Official Records Book 1310, Page 2652, Official Records Book 1498, Page 2047, Official Records Book 1637, Page 507, Official Records Book 1938, Page 130, Official Records Book 1943, Page 2239, Official Records Book 2214, Page 27, Official Records Book 2221, Page 2233, Official Records Book 2403, Page 1436, Official Records Book 2459, Page 1455, Official Records Book 3067, Page 281, as may be further amended, together with and as further affected by Assignments of Developer's Rights recorded in Official Records Book 821, Page 508, Official Records Book 908, Page 757, and Official Records Book 1125, Page 1963, Assignment and Assumption Agreement recorded in Official Records Book 1761, Page 876, and Assignment and Assumptions of Developer's Rights recorded in Official Records Book 2838, Page 2191, Official Records Book 2838, Page 2199, Official Records Book 3364, Page 2299 and Official Records Book 3364, Page 2306.
7. Road Reserve Agreement recorded October 9, 2002 in Official Records Book 1527, Page 1912, together with the First Amendment recorded in Official Records Book 1831, Page 1393 and the Second Amendment recorded in Official Records Book 2522, Page 2191.

8. Bridge Construction Agreement recorded June 27, 2003 in Official Records Book 1608, Page 1886 together with and as affected by Assignment and Assumption Agreement recorded in Official Records Book 1761, Page 957.

9. Concurrency Acknowledgment Agreement recorded October 2, 2003 in Official Records Book 1642, Page 1793.

10. Declaration of Covenants, Restrictions and Easements for THE FALLS AT GRAND HARBOR, recorded in Official Records Book 1922, Page 2473, together with and as amended and/or affected by Official Records Book 2068, Page 1643, Official Records Book 2761, Page 72, Official Records Book 2880, Page 502, Official Records Book 2924, Page 848 and Official Records Book 3067, Page 278, as may be further amended.

NOTE: All recording references in this Exhibit shall refer to the public records of Indian River County, Florida, unless otherwise noted.