

THIS INSTRUMENT PREPARED
BY/RETURN TO:

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

This is a conveyance of common areas by a developer to a homeowners' association for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 29 day of October, 2024 by GRBK GHO SUMMER LAKE, LLC, a Florida limited liability company ("Grantor"), whose address is 590 NW Mercantile Place, Port St. Lucie, Florida 34986, in favor of the PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation ("Grantee") whose address is 780 US Highway 1, Suite 300, Vero Beach, Florida 32967.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all right, title, interest, claim and demand which Grantor has in and to the following described property (the "Property"), situate lying and being in the County of Indian River, State of Florida, to wit:

Streets and Rights of Way, Stormwater Tract C, Common Areas Tracts B, E and F, Conservation Easements Tracts A and D, and Canal Tract, Landscape Easements, Drainage Easements Utility Easements and Sidewalk Easements, all as shown on the Plat of Summer Lake North Subdivision, according to the plat thereof, recorded in Plat Book 31, Page 65, of the Public Records of Indian River County, Florida.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

THE PROPERTY is and shall be held, operated and maintained as Common Areas under, and as defined in, the Amended and Restated Declaration of Covenants for Summer Lake (f/k/a Quail Creek) recorded in Official Records Book 2917, Page 2023, of the Public Records of Indian River County, Florida, as amended and supplemented from time to time (collectively, the "Declaration").

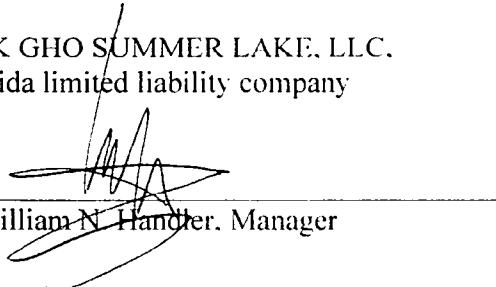
IN ACCORDANCE WITH FLORIDA STATUTE 553.835 and as per the aforesaid Declaration, the Property is being conveyed by Grantor "AS IS, WHERE IS WITH ALL FAULTS", whether as to latent or observable defects or deficiencies or otherwise, and without any representations or warranties of any nature whatsoever.

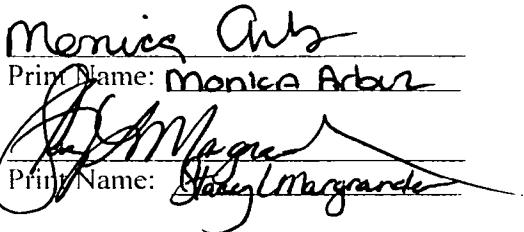
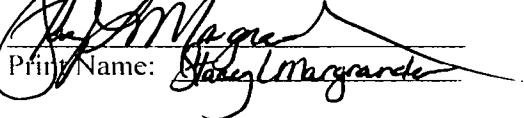
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:

GRANTOR:

GRBK GHO SUMMER LAKE, LLC,
a Florida limited liability company

By: 
William N. Handler, Manager


Print Name: Monica Arbus

Print Name: Stacey Margrander

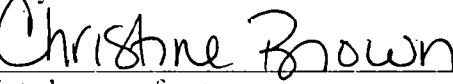
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing Quit-Claim Deed was acknowledged before me by means of physical presence or online notarization, this 21 day of October, 2024, by William N. Handler, Manager of GRBK GHO SUMMER LAKE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(Notarial Seal)




Notary Public, State of Florida


Christine Brown
Printed name of notary

R:\GHO HOMES\SUMMER LAKE-QUAIL CREEK-PALADIN PLACE INQUIR CLAIM DEED- ASSOCIATION TRACTS.DOC

Monica Arbus
8075 20th St
Vero Beach, FL 32966

Stacey Margrander
590 Nw Mercantile Pl
Port St. Lucie, FL 34986

SUMMER LAKE NORTH SUBDIVISION

BEING A PORTION OF SECTION 12, TOWNSHIP 31, SOUTH, RANGE 22, EAST.

TERMINAL BEACH AND INDIAN RIVER COUNTY, FLORIDA
 COVENANTS, RESTRICTIONS OR RESERVATIONS, IF ANY, APPLIED TO THIS PROPERTY ARE FURNISHED IN THE RECORD BOOK 312, PAGE 107, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 312, PAGE 107, AND AN AMENDMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 314, PAGE 111, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

The East 1/2 of the West 1/2 of the North 1/2 of the Section 12, Township 31 South, Range 22, East, Terminal Beach and Indian River County, Florida, containing approximately 10.00 acres, more or less, bounded on the North by the Indian River, on the South by the Wabasso Canal, on the East by the Wabasso Canal, and on the West by the Wabasso Canal, being the same described in the above-mentioned papers, Covenants and Restrictions.

PLAT BOOK

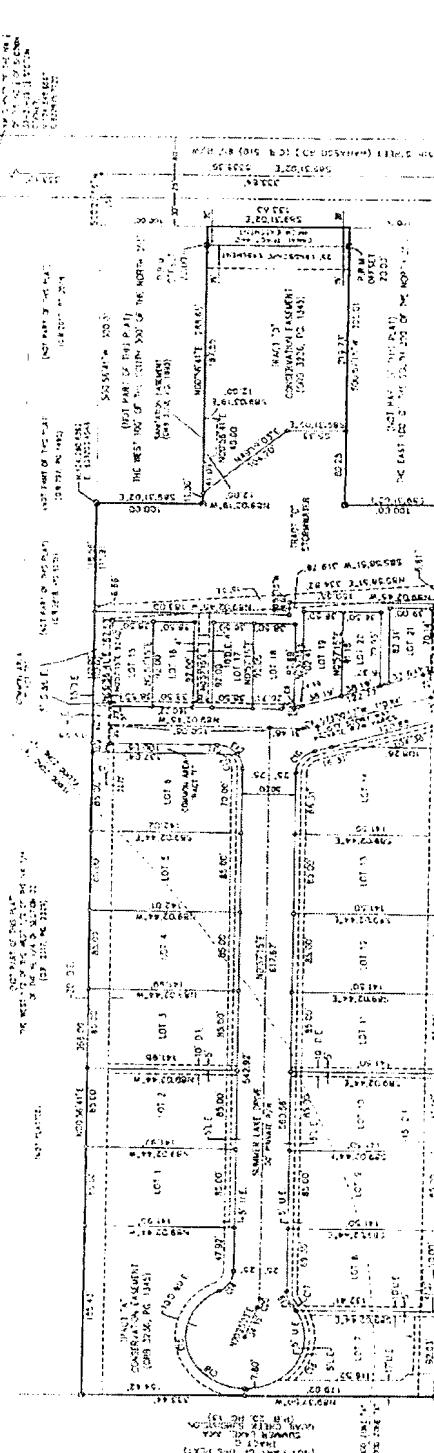
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CVR 312 D2 DCO 49847

CLERKS FILE NO.



PLAT BOOK

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PAGE

11

CVR 312 D2 DCO 49847

CLERKS FILE NO.

CLAVE	LENGTH	WORKS	DATA	DRIVING	REMARKS	DATA	REMARKS	DATA	REMARKS
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C3	2.65	100.00	100.00	100.00	100.00	C3	2.65	2.65	2.65
C4	2.65	100.00	100.00	100.00	100.00	C4	2.65	2.65	2.65
C5	14.42	100.00	100.00	100.00	100.00	C5	2.27	2.27	2.27
C6	6.87	100.00	100.00	100.00	100.00	C6	2.65	2.65	2.65
C7	6.87	100.00	100.00	100.00	100.00	C7	2.65	2.65	2.65
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C97	1.12	100.00	100.00	100.00	100.00	C97	4.69	26.67	26.67
C98	1.12	100.00	100.00	100.00	100.00	C98	4.69	26.67	26.67
C99	1.12	100.00	100.00	100.00	100.00	C99			

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