

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 GH0 SUMMER LAKE, LLC,
a Florida limited liability company

Monica Arbuz
Print Name: Monica Arbuz

By: [Signature]
William N. Handler, Manager

[Signature]
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 GH0 SUMMER LAKE, LLC, a Florida limited liability company, on behalf of the company, who is personally know to me or has produced _____ as identification.

[Signature]

Notary Public, State of Florida

Christine Brown

Printed name of notary

(Notarial Seal)



R:\GH0 HOMES\SUMMER LAKE-QUAIL CREEK-PALADIN PLACE INQUIT CLAIM DEED- ASSOCIATION TRACTS.DOC

Monica Arbuz
8075 20th St
Vero Beach, FL 32966

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

[illegible]

SUMMER LAKE NORTH SUBDIVISION

BEING A PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 35 EAST,
NED BEACH, IN ALAHER COUNTY, FLORIDA
RESERVATIONS AFFECTING THE CONVEYANCE OR USE OF THE PROPERTY EXISTING IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 10, THE DECLARATION FILED IN OFFICIAL RECORD BOOK 11, PAGE 180, AND AN AMENDMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 12, PAGE 183, ALL BEING EASEMENTS OF INDIAN LAND, FLORIDA

MORTGAGEE'S CONSENT
DATE OF LEND
COUNTY OF COLO

[illegible]

BY Richard L. Wright
 ATTORNEY FOR DEFENDANT, AND A FILING OFFICE OF THE COURT COMPANY

WITNESS DEBORAH J. BAKER
COUNTY CLERK DEKALB COUNTY
WITNESS JAMES H. HARRIS
COUNTY CLERK DEKALB COUNTY

ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

[illegible]

NOTARY PUBLIC STATE OF TEXAS Kathryn Olson
 COMM. EXPIRATION 12/31/2003
 PRINTED NAME Kathryn Olson
 MY COMMISSION EXPIRES 12/31/04

CERTIFICATE OF TITLE

[illegible][illegible]

CERTIFICATE OF SURVEYOR

ANALYSIS OF THESE RESULTS SHOWS THAT THE IMPROVED MODEL COULD NOT PREDICT THE PROPERTIES OF THE POLYMER FILMS. THE REASON FOR THIS MAY BE THAT THE FILM THAT WAS USED FOR THE PREPARATION OF THE POLYMER FILMS WAS NOT THE SAME AS THE FILM THAT WAS USED FOR THE PREPARATION OF THE POLYMER FILMS. THE FILM THAT WAS USED FOR THE PREPARATION OF THE POLYMER FILMS WAS NOT THE SAME AS THE FILM THAT WAS USED FOR THE PREPARATION OF THE POLYMER FILMS.

7 - DATE 08/19/86
MAINTENANCE RECORDS SECTION

COUNTY SURVIVORS CERTIFICATE

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Bullitt DATE 8-10-70
LAWYER SOLLYE C. HARRIS COUNTY CLERK
COUNTY REC'D - COSTA MOUNTAIN

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

[illegible]

ATTENTION: FREEDY & SUTHER CLEVER OF CURRENT COUNCIL ANTI-CORRUPTION

By Kate Dodson
DEPUTY CLERK
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

WILLIAM FORBES, COUNTY CLERK

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

DATE 7-23-2012
Chad Jones
 COUNTY CLERK ALABAMA

CLERKS CERTIFICATION
STATE OF FLORIDA
COUNTY OF ALBANY

THE UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

11. Baobab Baum

STATIONERY NOTES

[illegible]

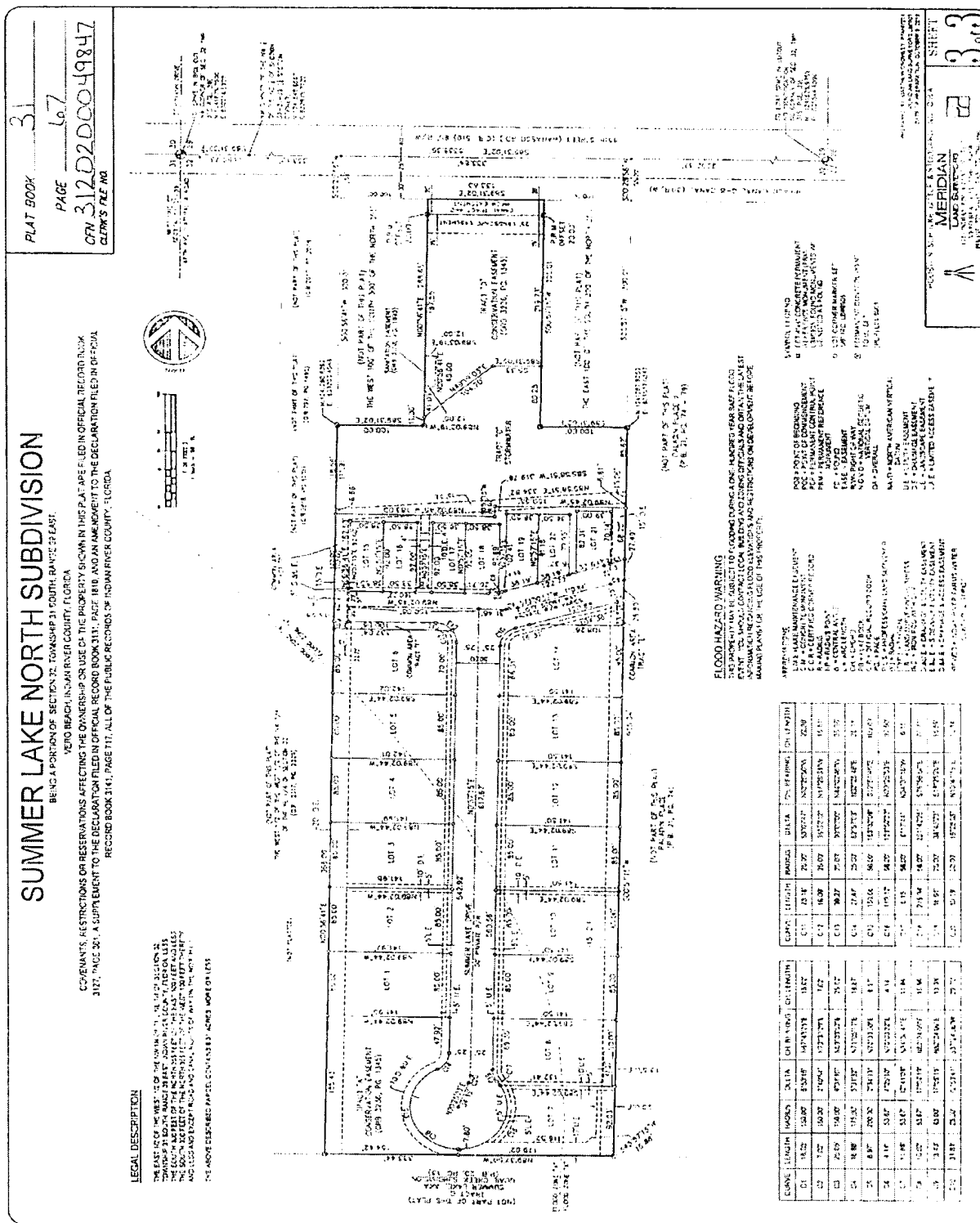
Sources:

[illegible]

PLAT BOOK 51
PAGE 606
CFN 3120200049847
CLERKS FILE NO.


MERIDIAN
 LAND SURVEYORS
 1000 WEST 12TH AVENUE
 SUITE 100 DENVER, CO 80202
 PHONE (303) 733-1300 FAX (303) 733-1301
 WWW.MERIDIANLSS.COM

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