

Prepared By and Return To:

Riverview Title Company
Attn: Denielle M. Landers, CLA
3755 7th Terrace, Suite 301
Vero Beach, Florida 32960

Property Appraiser's
Parcel Identification No.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 16 day of July, 2004, between GHA GRAND HARBOR, LTD., a Florida limited liability company, whose address is 3755 7th Terrace, Suite 301, Vero Beach, FL 32960, grantor, and GRAND HARBOR COMMUNITY ASSOCIATION, INC., a Florida corporation, whose address is 3755 7th Terrace, Suite 301, Vero Beach, FL 32960, grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Indian River County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and
delivered in the presence of:

GHA GRAND HARBOR, LTD., a Florida
limited liability company

By: GHA Development, Inc., a Florida
corporation, its general partner

By: Scott Ritchey
Scott Ritchey, President

Liba Marie Chalkley
Name: Liba Marie Chalkley
Denielle M. Landers
Name: Denielle M. Landers

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by Scott Ritchey, President of GHA Development, Inc., a Florida corporation, as general partner of GHA Grand Harbor, Ltd., a Florida limited partnership, on behalf of said entity, who is personally known to me.

My Commission Expires:

Liba Marie Chalkley
Print Name:
Notary Public, State of Florida



EXHIBIT "A"
LEGAL DESCRIPTION

All Water Management Tracts as depicted on the Grand Harbor - Plat 1, as recorded in Plat Book 12, Page 62

Harbor Drive, as depicted on the Grand Harbor - Plat 1, as recorded in Plat Book 12, Page 62

Via Marbella Boulevard, as depicted on the Plat of River Club, as recorded in Plat Book 12, Page 64

All Water Management Area Tracts (Water Management Area Tract A, Water Management Area Tract B, Water Management Area Tract C, Water Management Area Tract D, Water Management Area Tract E, Water Management Area Tract F, and Water Management Area Tract G) and Irrigation Lake Tracts as depicted on the Plat of River Club, as recorded in Plat Book 12, Page 64

All streets and rights-of-way as depicted on Grand Harbor - Plat 2, as recorded in Plat Book 12, Page 71

All Stormwater Management Tracts as depicted on Grand Harbor - Plat 2, as recorded in Plat Book 12, Page 71

All streets and rights-of-way as depicted on Grand Harbor - Plat 8, as recorded in Plat Book 13, Page 85.

All roadway easements as depicted on the plat of Harbor Village Phase I, Grand Harbor Plat 12, as recorded in Plat Book 13, Page 95

45' access and utility easements, Two - 12' utility easement, and 40' access and utility easement as depicted on the plat of Harbor Village Phase I, Grand Harbor Plat 12, as recorded in Plat Book 13, Page 95

Harbor Drive, as depicted on the plat of St. Andrews Island - Grand Harbor Plat 15, as recorded in Plat Book 14, Page 16

All of the above as recorded in the Public Records of Indian River County, Florida.