

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 OAK HARBOR VILLAS COMMUNITY, INC., a Florida corporation, 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:

OAK HARBOR VILLAS COMMUNITY,
INC., a Florida corporation

By: Scott Ritchey
Scott Ritchey, President

Lisa Marie Chalkley
Name: Lisa 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 Oak Harbor Villas Community, Inc., a Florida corporation, on behalf of said entity, who is personally known to me.

My Commission Expires:

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



EXHIBIT "A"
LEGAL DESCRIPTION

Water Management Tracts "1", "2", "3" and "4" as depicted on the Oak Harbor Master Plat, as recorded in Plat Book 14, Page 83

South Harbor Drive as depicted on the plat of St. Anne's Island - Oak Harbor Plat No. 2, as recorded in Plat Book 14, Page 86

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