

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 SUNSET COVE, 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:

GHA SUNSET COVE, INC., a
Florida corporation

Lisa Marie Chaikley
Name: Lisa Marie Chaikley

By: Scott Ritchey
Scott Ritchey, President

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 Sunset Cove, Inc., a Florida corporation, on behalf of said entity, who is personally known to me.

My Commission Expires:

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



EXHIBIT "A"
LEGAL DESCRIPTION

Landscape Tracts "A" and "B" as depicted on the plat of Sunset Cove - Grand Harbor Plat 27, as recorded in Plat Book 16, Page 85

Landscape Tracts "A" and "B", as drainage easements, as depicted on the plat of Sunset Cove - Grand Harbor Plat 27, as recorded in Plat Book 16, Page 85

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