

Prepared By and Return To:

Legend Properties, Inc.
3755 7th Terrace, Suite 302-B
Vero Beach, Florida 32960

Property Appraiser's

Parcel Identification No. 32-39-13-00000-0010-00001.0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 4th day of February, 2005, 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:

All that portion of Government Lot 1, Section 13, Township 32 South, Range 39 East, lying South of the following described line: From Southwest corner of Section 13, run North along West line of Government Lots 1 and 2 a distance of 2025.96 feet to Point of Beginning; thence East on line parallel to South line of Section 13 to West shore of the Indian River for point of ending. Said land lying and being in Indian River County, Florida. Less and except parcel as described in Official Records Book 901, page 1876, Public Records of Indian River County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2004.

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

Name: _____

Denielle M. Landers
Name: Denielle M. Landers

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4th day of February, 2005, 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:



Denielle M. Landers
Print Name:
Notary Public, State of Florida

220.1341/062691
09295.00527

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

PREPARED BY AND RETURN TO:
Thomas P. Hunt, Esquire
Gunster, Yoakley & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive

DOCUMENTARY STAMPS \$23,328.00

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

P.O. Box 4587
West Palm Beach, Florida 33402-4587

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28th day of June, 1991, by RIVER HARBOR, INC., a Florida corporation, with an address at 330 Davidson Avenue, Somerset, New Jersey 08875 ("Grantor") to GHA HARBOR, LTD., a Florida limited partnership ("Grantee"), the mailing address of which is 2121 Grand Harbor Boulevard, Vero Beach, Florida 32967.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains and sells to Grantee, its successors and assigns forever, all of that certain real property, situate in Indian River County, Florida which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.

TOGETHER WITH all hereditaments, appurtenances and improvements on the real property and all right, title and interest of Grantor, if any, in and to any and all riparian and littoral rights, any filled and bulkheaded land, accretions and all streets, roads, highways, easements, accesses and right-of-way appurtenant thereto, and all right, title and interest of Grantor in and to any and all covenants, restrictions and agreements burdening or benefiting the real property (collectively, the "Premises").

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR does hereby covenant with Grantee that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and the year first above written.

Signed, sealed and delivered
in the presence of:

RIVER HARBOR, INC., a Florida
corporation

June M. Chandler
Anna Weston

By:

P.J. Brignet, Jr., Vice President

(CORPORATE SEAL)

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STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th
day of June, 1991, by P.J. Brignet, Jr., a Vice President of RIVER
HARBOR, INC., a Florida corporation, on behalf of the corporation.

June M. Chandler
NOTARY PUBLIC
My Commission Expires:

(Notarial seal)



JUNE M. CHANDLER
My Comm. expires April 18, 1992
Bonded thru Notary Public Underwriters

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EXHIBIT "A"

HARBOR

BEING a part of Government Lots 1 and 2 of Section 13, Township 32 South, Range 39 East and a part of the N.W. 1/4 of Section 24, Township 32 South, Range 39 East, being more fully described as follows:

BEGINNING at the S.W. corner of Section 13, Township 32 South, Range 39 East; thence N 00°05'48" E along the East line of Government Lots 1 and 2 a distance of 2025.96 feet; thence S 89°56'44" E parallel to the South line of said Section 13 a distance of 900.63 feet to the West shore of the Indian River; thence along the West shore of the Indian River the following courses: S 09°17'20" E a distance of 163.75 feet, S 00°29'30" E a distance of 68.75 feet; S 00°29'30" E a distance of 154.39 feet; S 13°49'37" E a distance of 195.06 feet; S 10°26'37" E a distance of 151.66 feet; S 21°34'33" E a distance of 144.03 feet; S 23°53'46" E a distance of 240.20 feet; S 25°00'52" E a distance of 223.94 feet; S 23°07'36" E a distance of 39.80 feet; S 23°05'40" E a distance of 100.81 feet; S 36°10'53" E a distance of 85.00 feet; S 30°43'31" E a distance of 159.12 feet; S 31°16'49" E a distance of 123.98 feet; S 27°59'37" E a distance of 29.19 feet; S 09°22'03" E a distance of 5.81 feet; thence leaving the West shore of the Indian River on a curve to the right having a delta of 71°54'59" a radius of 69.27 feet a chord bearing of S 21°13'34" W a distance of 81.35 feet along the chord to the point of tangency; thence S 57°11'10" W a distance of 19.90 feet to a point of curvature; thence along a curve to the right having a delta of 50°55'42" a radius of 190.00 feet a chord bearing of S 82°39'00" W a distance of 163.38 feet along the chord to the point of tangency; thence N 71°53'10" W a distance of 20.33 feet to a point of curvature; thence along a curve to the right having a delta of 57°30'42" a radius of 126.83 feet a chord bearing of N 43°07'52" W a distance of 122.03 feet along the chord to a point of reverse curve; thence along a curve to the left having a delta of 81°16'01" a radius of 51.35 feet a chord bearing of N 55°00'39" W a distance along the chord of 66.88 feet to a point on a curve; thence along a curve to the right having a delta of 44°34'32" a radius of 485.00 feet a chord bearing of S 18°22'03" W a distance along the chord of 367.88 feet to a point of tangency; thence S 49°20'41" E a distance of 115.00 feet to a point of curvature; thence along a curve to the right having a delta of 143°08'39" a radius of 90.00 feet a chord bearing of S 22°13'44" W a distance along the chord of 170.77 feet to a point of reverse curve; thence along a curve to the left having a delta of 95°48'49" a radius of 90.00 feet a chord bearing of S 45°53'38" W a distance along the chord of 133.57 feet to a point of reverse curve; thence along a curve to the right having a delta of 50°23'47" a radius of 60.00 feet a chord bearing of S 23°10'51" W a distance along the chord of 51.09 feet to a point of compound curve; thence along a curve to the right having a delta of 45°42'30" a radius of 400.00 feet a chord bearing of S 71°13'54" W a distance along the chord of 310.71 feet to a point of compound curve; thence along a curve to the right having a delta of 19°11'23" a radius of 790.00 feet a chord bearing of N 78°57'44" W a distance along the chord of 263.35 feet to a point of reverse curve; thence along a curve to the left having a delta of 32°16'25" a radius of 290.00 feet a chord bearing of N 85°30'14" W a distance along the chord of 161.20 feet to the point of tangency; thence S 75°51'43" W a distance of 132.39 feet; thence N 44°59'20" W a distance of 141.42 feet to the West line of said Section 24; thence N 00°00'39" E along said West Line of Section 24 a distance of 391.95 feet to the point of BEGINNING.

Specifically without any warranty or representation of Grantor, together with all of Grantor's right, title and interest, if any, in and to that certain Sovereignty Submerged Land Easement recorded in Official Records Book 846, Page 2769, Public Records of Indian River County, Florida.

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