

This Document Prepared By and Return to:
Harbor Title & Escrow Company
Attn: Denielle M. Landers, CLA
3755 7th Terrace, Suite 301
Vero Beach, FL 32960

Parcel ID Number:
Grantee #1 TIN: 20-0803977

Special Warranty Deed

This Indenture, Made this 12th day of March, 2004 A.D., Between
Grand Harbor Marina, Inc., a Florida corporation

of the County of Indian River, State of Florida, grantor, and
32967 Partners, Ltd., a Florida limited partnership

whose address is: 801 Uno Lago Drive, Juno Beach, FL 33408

of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River State of Florida to wit:
See Exhibit "A" attached hereto.

See Exhibit "B" attached hereto.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

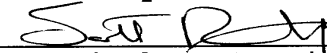
And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Grand Harbor Marina, Inc., a
Florida corporation


Printed Name: Denielle M. Landers
Witness: Denielle M. Landers

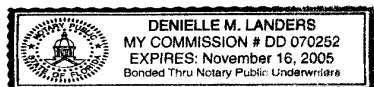
By:  (Seal)
Scott Ritchey, President
P.O. Address: 3755 7th Terrace, Suite 301, Vero Beach, FL 32960


Printed Name: Annabel North
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 12th day of March, 2004 by
Scott Ritchey, President of Grand Harbor Marina, Inc., a Florida
corporation on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license.



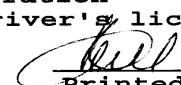

Printed Name: _____
Notary Public
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION
GRAND HARBOR MARINA, INC.

TRACT "A" – YACHT BASIN AS DEPICTED ON HARBOR VILLAGE PHASE I,
GRAND HARBOR PLAT 12 AS RECORDED IN PLATBOOK 13 PAGE 95 PUBLIC
RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Together with all easements, privileges, riparian and other water rights, mineral oil and gas rights, land underlying any adjacent public streets or roads, and all appurtenances pertaining to or accruing to the benefit of the property described herein, and all parking areas and other improvements related thereto.

EXHIBIT "B"
EXCEPTIONS

This deed is subject to taxes for 2004 and subsequent years and the following recorded documents, which provision shall not operate to reimpose same:

\Declaration of Covenants, Conditions, Restrictions, Articles of Incorporation and By-laws for Grand Harbor Community Association as recorded in Official Records Book 796, page 163, as amended.

\Notice of Development Orders as recorded in Official Records Book 730, page 1313, as amended.

\Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Deed Book 41, Page 6. As to said reservation, the right of entry has been released pursuant to Florida Statute 270.11; Release of deed in Official Record Book 792, Page 1494.

\Bill of Sale of Utility Facilities to Indian River County as recorded in Official Record Book 1141, page 2048 and in Official Record Book 1502, page 1314.

\Harbor Access and Docking Easement Agreement as recorded in Official Records Book 1356, page 723.

\Easements over Tract "A" as contained on the Plat of Marina Village Site "A" - Grand Harbor Plat 24, recorded in Plat Book 16, page 66, of the Public Records of Indian County, Florida and Consent, Joinder and Ratification of Plat as recorded in Official Records Book 1466, page 1110.

\Easements and dedications as shown on the Plat of Marina Village Site "B" - Grand Harbor Plat 25, as recorded in Plat Book 16, page 91, Public Records of Indian River County, Florida.

\Indian River Lagoon setback of 50' as shown on the Plat of Harbor Pointe At Grand Harbor Grand Harbor Plat 18, as recorded in Plat Book 14, page 93. (as to Flushing Channel only)

\Harbor access and docking easement agreement as recorded in Official Record Book 1098, page 1528 and amended in Official Record Book 1161, page 2954; and partial assignment of harbor access and docking easement as recorded in Official Record Book 1207, page 1214.

\Sovereignty Land easements recorded in Official Record Book 846, page 2769; together with assumption of sovereignty submerged lands easements as reserved in those certain instruments recorded in Official Record Book 961, page 307, Official Records Book 961, page 259 and Official Records Book 1265, page 1877.

NOTE: All recording references shall refer to the Public Records of Indian River County, Florida, unless otherwise noted.