

This instrument prepared by:  
Bruce Barkett, Esq.  
Collins Brown Barkett, Chartered  
756 Beachland Blvd.  
Vero Beach, FL 32963

This Special Warranty Deed is being  
re-recorded to add Exhibit "A", which  
was omitted from O.R. Book 3800, Page 586,  
Indian River County, Florida.

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 26 day of August, 2025,  
between **GRBK GHO HOMES, LLC**, a Texas limited liability company, whose address is:  
1801 27<sup>th</sup> Street, Vero Beach, FL 32960 **Grantor**, and **SEBASTIAN RIVER IMPROVEMENT  
DISTRICT**, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach  
Gardens, FL 33410, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars  
(\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the  
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,  
conveys, and confirms unto the Grantee all that certain land situate in Indian River County, State  
of Florida, to-wit:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 32 South, Range  
38 East, Indian River County, Florida, and being described as follows:

The West 40.00 feet of the East 80.00 feet of the North 1/2 of the Southeast 1/4 of  
said Section 36;

Less and except Sebastian River Drainage District Sub-Lateral "C-15" canal right of  
way.

(Sketch of legal description also attached hereto as Exhibit "A")

Subject to restrictions, reservations and easements of record, if any, and taxes  
subsequent to December 31, 2024.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Mani Arber  
Print Name: Mani Arber  
P.O. Address: 590 NW Mercantile Pl  
PSC, FL 34986

GRBK GHO HOMES, LLC, a Texas  
limited liability company

By: [Signature]  
Name: William Handley  
Title: Manager

Cheryl A. Fink  
Print Name: CHERYL A. FINK  
P.O. Address: 510 NW MERCANTILE PLACE  
PORT ST. LUCIE, FL 34986

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 26 day of August 2025,  
by William Handley, the Manager of  
GRBK GHO Homes, LLC, who is  personally known to me or who has   
produced \_\_\_\_\_ as identification.

{Notary Stamp}

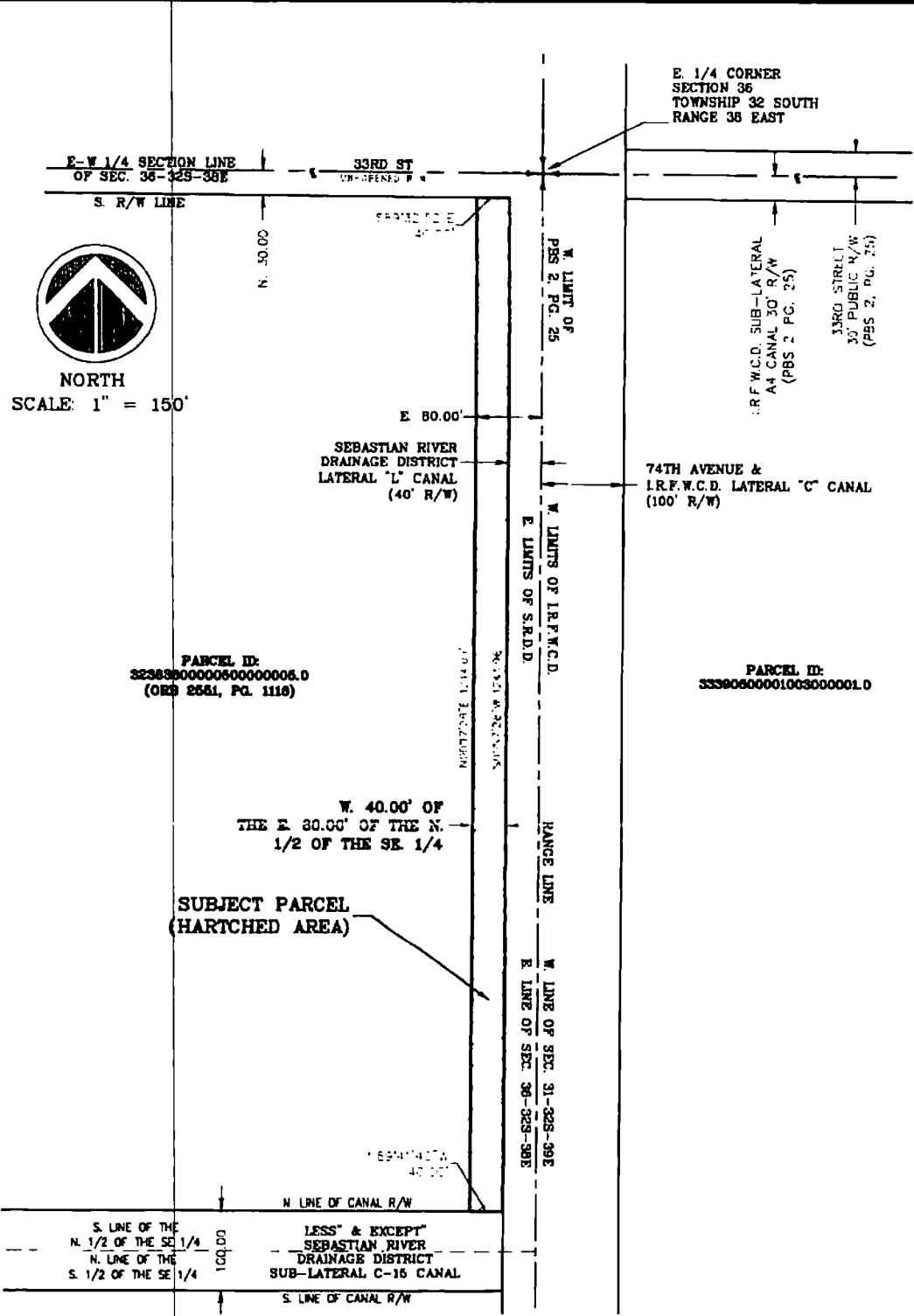


[Signature]  
Notary Public  
My commission expires: 12-4-28

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108



NORTH  
SCALE: 1" = 150'

PARCEL ID:  
32383900000500000005.0  
(ORF 2561, PG. 1118)

PARCEL ID:  
33390600001003000001.0

SUBJECT PARCEL  
(HATCHED AREA)

**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD. SUITE 201  
VERO BEACH, FL. 32960 LB46905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM

THIS SKETCH OF DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ. # 21-108

- SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- THIS SURVEY PERFORMED BY:  
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905  
d.b.a. MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD, SUITE 201  
VERO BEACH, FLORIDA 32960
- \* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:  
BILLY M. MOODY P.S.M.# 5338

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

THE WEST 40.00 FEET OF THE EAST 80.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36;

LESS AND EXCEPT SEBASTIAN RIVER DRAINAGE DISTRICT SUB-LATERAL "C-15" CANAL RIGHT OF WAY.

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS SKETCH ARE FOR REFERENCE ONLY

### ABBREVIATIONS:

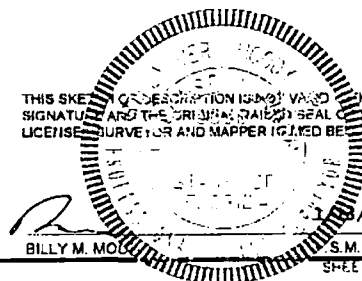
- I.R.F.W.C.D - INDIAN RIVER FARMS WATER CONTROL DISTRICT
- C.R.B - OFFICIAL RECORDS BOOK
- (P) - PLAT
- R/W - RIGHT-OF-WAY
- S.R.D.D. - SEBASTIAN RIVER DRAINAGE DISTRICT



**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD. SUITE 201  
VERO BEACH, FL 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION IS VOID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER (L.S.M.)



BILLY M. MOODY

P.S.M. #5338

SHEET 2 OF 2