

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 27th 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:

Maria Chub
Print Name: MARIA CHUB
P.O. Address: 540 NW Mercantile Pl
PSL, FL 34986

GRBK GHO HOMES, LLC, a Texas
limited liability company

By: [Signature]
Name: William Hurdler
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 Hurdler, the Manager of
GRBK GHO Homes, LLC, who is ☒ personally known to me or who has ☐
produced _____ as identification.

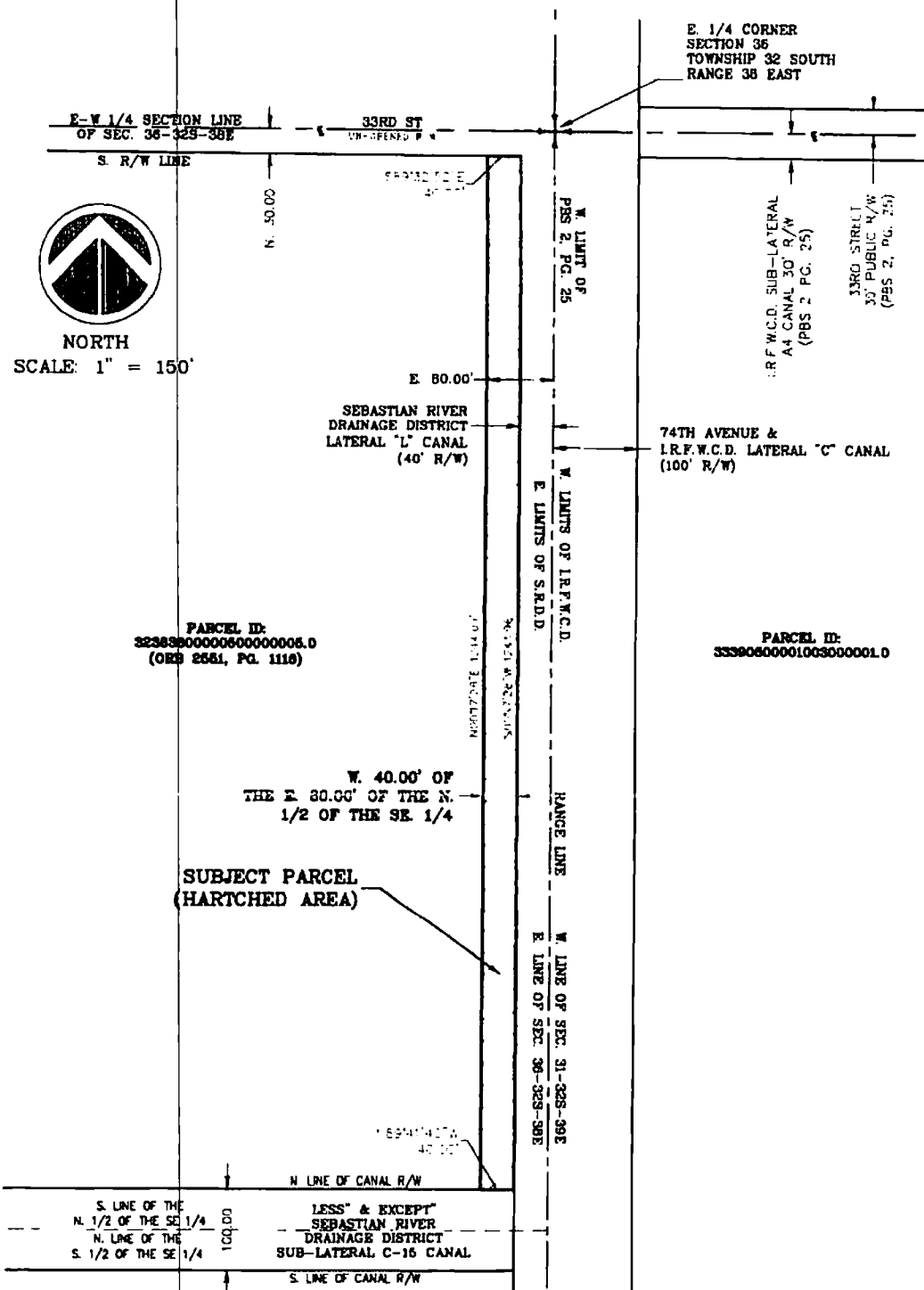
{Notary Stamp}



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

EXHIBIT "A"

PROJ.# 21-108



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 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:

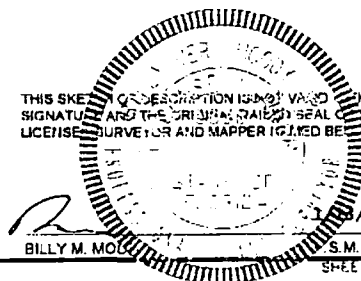
I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT
C.R.B. - OFFICIAL RECORDS BOOK
(P) - PLAT
R/W - RIGHT-OF-WAY
S.R.D.D. - SEBASTIAN RIVER DRAINAGE DISTRICT


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LAND SURVEYORS

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BILLY M. MOODY

P.S.M. #5338

SHEET 2 OF 2