

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:

Meinie Clark
Print Name: Meinie Clark
P.O. Address: 5910 N.W. Merchantile Pk
PSL # 34986

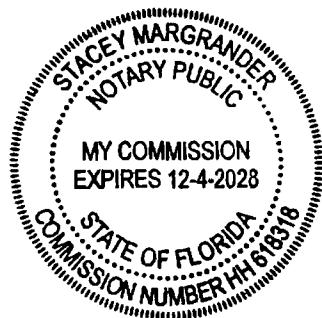
GRBK GHO HOMES, LLC, a Texas
limited liability company

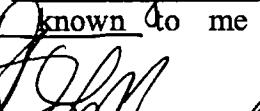
By: W.P.
Name: William Hardler
Title: Manager

Cheryl A. Filer
Print Name: CHERYL A. FILER
P.O. Address: 519 N. MERCHANTILE PLACE
PORT ST. LUCIE, FL 34986

STATE OF FLORIDA
COUNTY OF Indian River

{Notary Stamp}



before me by means of physical presence
day of August 2025,
the Manager of
sonally known to me or who has
on.

Notary Public
My commission expires: 12-4-28

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ. # 21-108

E-W 1/4 SECTION LINE
OF SEC. 36-32S-36E

33RD ST
CN-OPENED R/W

S. R/W LINE

N. 50.00'

NORTH

SCALE: 1" = 150'

PARCEL ID:
3236300000600000006.0
(OBS 2581, PG. 1116)

SEBASTIAN RIVER
DRAINAGE DISTRICT
LATERAL 'L' CANAL
(40' R/W)

E 80.00'

74TH AVENUE &
L.R.F.W.C.D. LATERAL "C" CANAL
(100' R/W)

PARCEL ID:
33360600001003000000L0

W. 40.00' OF
THE E 80.00' OF THE N.
1/2 OF THE SE 1/4

SUBJECT PARCEL
(HARTCHED AREA)

W. 40.00' OF
THE E 80.00' OF THE N.
1/2 OF THE SE 1/4

336-62S-9E 33S 40 2NT N
36S-52S-1E 33S 40 2NT N

N LINE OF CANAL R/W

S. LINE OF THE
N. 1/2 OF THE SE 1/4
N. LINE OF THE
S. 1/2 OF THE SE 1/4

1CQD
1CQD

LESS" & EXCEPT"
SEBASTIAN RIVER
DRAINAGE DISTRICT
SUB-LATERAL C-16 CANAL

S. LINE OF CANAL R/W

E 1/4 CORNER
SECTION 36
TOWNSHIP 32 SOUTH
RANGE 36 EAST

33RD ST
L.R.F.W.C.D. SUB-LATERAL
A4 CANAL 30' R/W
(PBS 2 PG. 25)

33RD ST
L.R.F.W.C.D. PUBLIC R/W
(PBS 2 PG. 25)

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.

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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.# 5336

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:

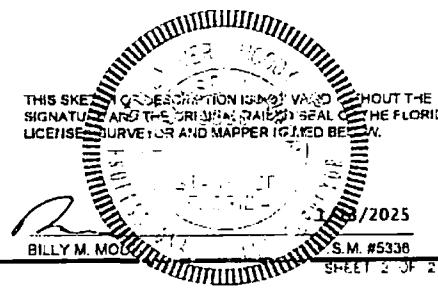
I.R.F.W.C.D.	- INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.R.B.	- OFFICIAL RECORDS BOOK
(P)	- PLAT
R/W	- RIGHT-OF-WAY
S.R.D.D.	- SEBASTIAN RIVER DRAINAGE DISTRICT



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SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER LISTED BELOW.



SHEET 2 OF 2