

**THIS INSTRUMENT PREPARED**

**BY/RETURN TO:**

Charles W. Edgar, III, Esquire  
Cherry, Edgar & Smith, P.A.  
8409 North Military Trail, Suite 123  
Palm Beach Gardens, Florida 33410

**This is a conveyance of common areas by a developer to a homeowners' association for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.**

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**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is executed this 5<sup>th</sup> day of June, 2020 by GHO SERENOA CORP, a Florida corporation and GRBK GHO SERENOA, LLC, a Florida limited liability company ("Grantor") in favor of SERENOA HOME OWNERS ASSOCIATION, INC., a Florida not for profit corporation ("Grantee") whose address is 100 Vista Royale Boulevard, Vero Beach, Florida 32962.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all of the right, title, interest, claim and demand which Grantor has in and to the following described property (the "Property"), situate lying and being in the County of Indian River, State of Florida, to wit:

**AS DESCRIBED ON EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.**

**TO HAVE AND HOLD** the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

**THE PROPERTY** is and shall be held, operated and maintained as Common Areas (including the Surface Water Management System, to the extent applicable) under, and as defined in, the Master Declaration of Covenants, Conditions, Reservations and Restrictions of Serenoa Subdivision recorded in Official Records Book 2023, Page 2224, of the Public Records of Indian River County, Florida, as amended and supplemented from time to time (the "Declaration").

IN ACCORDANCE WITH FLORIDA STATUTE 553.835 and as per the aforesaid Declaration, the Property is being conveyed by Grantor "AS IS, WHERE IS WITH ALL FAULTS", whether as to latent or observable defects or deficiencies or otherwise, and without any representations or warranties of any nature whatsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:

GHO SERENOA CORP, a Florida corporation

[Signature]  
Print Name: Julie S Prouty  
[Signature]  
Print Name: Rebecca Dima

By: [Signature]  
William N. Handler, President

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing Quit-Claim Deed was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of June, 2020, by William N. Handler, as President of GHO SERENOA CORP, a Florida corporation, on behalf of the corporation, who is personally know to me or has produced \_\_\_\_\_ as identification.



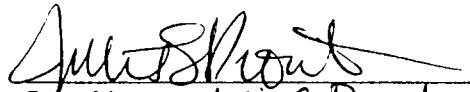
(Notarial Seal)

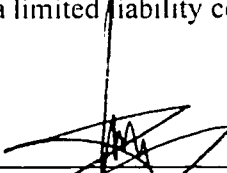
Rebecca Dima  
Commission # GG660876  
Expires: January 9, 2021  
Bonded thru Aaron Notary

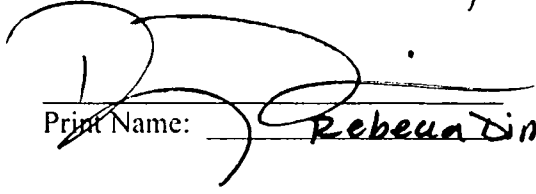
[Signature]  
Notary Public, State of Florida  
Rebecca Dima  
Printed name of notary

Signed in the presence of:

GRBK GHO SERENOA, LLC.  
a Florida limited liability company

  
Print Name: Julie S Prouty

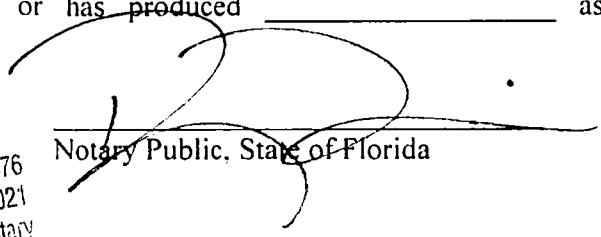
By:   
William N. Handler, Manager

  
Print Name: Rebecca Dima

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing Quit-Claim Deed was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of June, 2020, by William N. Handler, as Manager of GRBK GHO SERENOA, LLC, a Florida limited liability company, on behalf of the company, who is personally know to me or has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida

Rebecca Dima  
Commission # GG060376  
Expires: January 9, 2021  
Bonded thru Aaron Notary

(Notarial Seal)

**EXHIBIT "A"**  
**(the Property)**

**Parcel 1:**

Tracts A, D and E, of the Plat of Serenoa Phase 2, according to the plat thereof, recorded in Plat Book 27, Page 8, of the Public Records of Indian River County, Florida.

**Parcel 2:**

All streets and rights-of-way as shown on the Plat of Serenoa Phase 3, according to the plat thereof, recorded in Plat Book 27, Page 36, of the Public Records of Indian River County, Florida.

**Parcel 3:**

Tracts G, L, M and N, and all streets and rights-of-way as shown on the Plat of Serenoa Phase 4, according to the plat thereof, recorded in Plat Book 29, Page 18, of the Public Records of Indian River County, Florida.

**Parcel 4:**

All streets and rights-of-way as shown on the Plat of Serenoa Phase 5, according to the plat thereof, recorded in Plat Book 30, Page 9, of the Public Records of Indian River County, Florida.

**Additional Obligations:**

The Conservation Tracts dedicated to Board of County Commissioners of Indian River County on each of the above-described Plats are the maintenance responsibility of Grantee per such Plats and, to the extent of such obligation shall be treated as Common Areas.