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**PREPARED BY & RETURN TO:**

Name: Katherine L. Tom



Address: 2194 Highway A1A, Ste 105  
Indian Harbour Beach, FL 32937  
File No. TCP-2101017KLT

Parcel No.: 28-38-28-GD-L-5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 4th day of June, 2021, by **ALIREZA MALEKADELI** and **LINDA C. MALEKADELI**, husband and wife, hereinafter called the Grantors, to **FRED BYRON SMALL, JR.** and **CINDY SMALL** husband and wife, whose post office address is 19804 Rothschild Ct., Ashburn, VA 20147, hereinafter called the Grantees:

WITNESSETH. That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Brevard, State of Florida, viz:

Begin at the intersection of the South boundary of Lot 5, Block L, Subdivision as Plotted in Deed Book K, Page 753, Transcribed to Plat Book 1, Page 61, and being a part of Part First of Plat of Farmlands at Averill, in Brevard County, Florida with the East boundary of Right-of-way of Highway A1A; thence go Easterly to the shore of the Atlantic Ocean; thence Northwesterly along said shore line a distance of 100 feet, more or less; thence go Westerly and parallel to the South Line of said Lot 5, Block L to said East Right-of Way of Highway A1A; thence Southeasterly along said Right-of-Way 95.30 feet to the Point of Beginning.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.**

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]  
 Witness #1 Signature  
 Printed Name: Laila Malekadehi

[Signature] L.S.  
 Name: ALIREZA MALEKADELI  
 Address: 6205 Indian Ridge Dr, Midland, MI 48640

[Signature]  
 Witness #2 Signature  
 Printed Name: SYDNEY BHEBHE

[Signature] L.S.  
 Name: LINDA C. MALEKADELI  
 Address: 6205 Indian Ridge Dr., Midland, MI 48640

STATE OF COLORADO  
 COUNTY OF LARIMER

The foregoing instrument was acknowledged before me, ☒ physical presence or ☐ online notarization, this 3rd day of JUNE, 2021, by ALIREZA MALEKADELI and LINDA C MALEKADELI, who are personally known to me or who have produced US PASSPORT & MI DL as identification.

[Signature]  
 Signature of Notary  
 Printed Name: SYDNEY BHEBHE  
 My commission expires: 10/23/2022

