

Prepared by  
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SPACE ABOVE THIS LINE FOR RECORDING DATA



**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 8 day of APRIL, 2022, between **MOHAMMED AFZAL KHAN**, a married man, whose post office address is 159 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SQ UK ("Grantor"), to **SALMAN KHAN AFZAL**, a married man, whose post office address is 159 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SQ UK ("Grantee").

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lands, situate, lying and being in BREVARD County, Florida, to-wit:

Lot 12, Block 2659, PORT MALABAR UNIT FIFTY, according to the plat thereof as recorded in Plat Book 23, Pages 4-21, Public Records of Brevard County, Florida.

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THEREFORE NO REPRESENTATIONS OR WARRANTIES ARE BEING EXPRESSED EITHER EXPRESSLY OR IMPLIEDLY BY J. SCOTT LANFORD, ESQ.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantors have hereunto set their hands and seals the day and year first above written.

Witnesses as to both:

Sign name here: [Signature]  
print name here: A. Oxford

M. A. Khan  
**MOHAMMED AFZAL KHAN**

Sign name here: [Signature]  
print name here: Celina Pires

COUNTRY OF ENGLAND & WALES  
COUNTY BERKSHIRE

The foregoing instrument was acknowledged before me this 8 APRIL 2022, by **MOHAMMED AFZAL KHAN**, who produced BRITISH PASSPORT as identification to me.

[Signature]  
Notary Public

**SUNITA KUMERI**  
**NOTARY PUBLIC ENGLAND AND WALES**

