CFN 2023013578, OR BK 9701 Page 2197, Recorded 01/23/2023 at 02:26 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: \$0.70

Prepared By: Hamid Hafizi 137 S. Courtenay Pkwy., PMB 753 Meritt Island, FL 32952 Parcel ID No: 22-35-34-31-B-2

Sales Price: \$10.70

## **Quit Claim Deed**

Made this January 20th, 2023 A.D.by Hamid Hafizi, hereinafter called the grantor, to Chayon Kashanian, a single man, whose post office address is: 516 Limerick Dr., Merritt Island, FL 32953 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Brevard County, Florida, viz:

LOT 2, BLOCK B, SUMMERWOOD VILLAS, ACCORDING TO PLAT OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 1 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Printed Address: 137 S. (

Printed

Address: 137 S. Courtenay Pkwy., PMB 753, Merritt Island, FL 32952

(Seal)

Name ONIA DE

State of Florida County of Brevard

The foregoing instrument was sworn to subscribed and acknowledged before me by means of [x] physical presence or [] online notarization, this January 20, 2023, by **Hamid Hafizi**, who is personally known to me or who has produced Valid Photo ID as identification.

(Seal)

Com Expir

JASON COLE Commission # HH 127310 Expires September 6, 2025 Bonded Thru Budget Notary Services

Notary Public Print Name:

My Commission Expires: