

THIS INSTRUMENT PREPARED BY:

DAVID R. FARBSTEN, ESQ.

1856 N. Nob Hill Road, #186

Plantation, Florida 33322

(954) 586-0441

File No. 23-115

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**QUIT CLAIM DEED**

THIS QUIT-CLAIM DEED, made this 30 day of Sept, 2023, between **FARHAT AHMED and MOHAMMAD NASIR**, husband and wife, Grantors\*, whose post office address is: 6315 Landing Way, Tamarac, Fl. 33321 and **FARHAT M. AHMED a married woman**, Grantee\*, whose post office address is 6315 Landing Way, Tamarac, Fl. 33321.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, and claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard State of Florida, described by the Property Appraiser of Brevard County under **Property ID 29-3731-GV-1304-36, Tax Acct No. 2947835**, and more fully described by the following legal description, to-wit:


Lot 36, Block 1304, PORT MALABAR UNIT TWENTY-FIVE, according to the plat thereof, as recorded in Plat Book 16, Pages 68 through 83, of the Public Records of Brevard County, Florida.

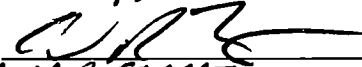
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said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

The Preparer of this instrument has not performed any title services in connection with the preparation of this instrument, nor has the Grantee requested the Preparer to perform an Opinion of Title. The Preparer has not given an opinion as to the current fee simple ownership, effect of this instrument on other interests in the subject property or the adequacy of the legal description. The Preparer has relied solely on information provided by the Grantor in the preparation of this instrument.


IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above-written.

Signed, sealed and delivered  
in the presence of:


  
Everson G. Alvar, Witness  
3607 Coral Spgs Pr. 33065  
Coral Spgs, FL

  
DAVID R. FARBSTAIN, Witness  
1856 N. Nub Hill Rd.  
Plantation FL 33322

Everson G. Alvar, Witness  
3607 Coral Spgs Pr.  
Coral Springs, FL 33061

  
DAVID R. FARBSTAIN, Witness  
1856 N. Nub Hill Rd.  
Plantation FL 33322

  
FARHAT AHMED

  
MOHAMMAD NASIR

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME personally appeared, by means of X physical presence or      online notarization, FARHAT AHMED and MOHAMMAD NASIR, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed. Further, said individuals furnished the following types of identification to the undersigned, to-wit: Personally Known & Personally Known

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of Sept, 2023.

DAVID R. FARBSTAIN  
Commission # GG 956039  
Expires March 7, 2024  
Bonded thru Budgetary Services



  
NOTARY PUBLIC  
My Commission Expires: