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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KPARROTT Receipt#015373

Recording \$10.50
Doc Stamps \$ 70

Doc Stamp-Deed: 0.70

258 ✓
THIS INSTRUMENT PREPARED
WITHOUT EXAMINATION OF TITLE
SCOTT E GORDON, ESQUIRE
ABEL, BAND, RUSSELL, COLLIER,
PITCHFORD & GORDON, CHARTERED
333 South Tamiami Trail, Suite 199
Venice, Florida 34285

QUIT-CLAIM DEED

This Quit-Claim Deed, executed this 29th day of January, 2000, by RAMATOLLAH MOSHIRFAR and PARIDOKHT BADA KHSHAN, husband and wife, first party, to MATHEW MOSHIRFAR and GOLANDAM MOSHIFAR, husband and wife, second party, whose address is 4177 Westbourne Circle, Sarasota, FL 34238

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH:

That the said first party, for and in consideration of the sum of Ten Dollars (\$10 00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 9, GULF GATE, Unit 1, less the West 60' thereof, recorded in Plat Book 13,
Pages 24 and 24A, of the Public Records of Sarasota County, Florida

Subject to restrictions, reservations and easements of record and taxes for 2000 and subsequent years

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever

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

WITNESS

N. Dugue
Print Name Rahmatollah
Moshir far

Natacha Dugue

Print Name Paridokht Badakhshan

CYRUS H AZANI

Cyrus H Azani

Rahmatollah Moshirfar
13207 Andrew Drive
Silver Springs, MD 20904

Paridokht Badakhshan
13207 Andrew Drive
Silver Springs, MD 20904



STATE OF MARYLAND

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 22nd day of January, 2000, by Rahmatollah Moshirfar and Paridokht Badakhshan are personally known to me or have produced Florida Driver's licenses as identification

Judith E. Barin
Notary Public

JUDITH EGBARIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 1, 2003
Print Name of Notary Public JUDITH EGBARIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 1, 2003

Second Party S S No _____

Second Party S S No _____

Parcel I D No 0104-08-0027

Seg Moshirfar QCD