

**PROPERTY INFORMATION REPORT**  
Issued by  
**ATLANTIC COASTAL LAND TITLE COMPANY,**  
855 21st St., Suite C, Vero Beach, Florida 32960, Telephone: (772) 569-4311



ACLT File No: 49086783

Parcel ID Number: 31-37-00-00011-1940-00005.0

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Legal Description of Lands Searched:

**Lot 5 of Tract 1940, Plat of Homewood, as recorded in Plat Book 2, Page 15, of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.**

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Current Owner:

**Mohammed A. Khan**

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Instruments of conveyance comprising the "Chain of Title":

**a) Warranty Deed recorded on March 31, 2005 in O.R. Book 1853, Page 735.**

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Open Mortgages, Judgments and Liens:

**a) Mortgage in favor of Harbor Federal Savings Bank (in the original principal amount of \$45,000.00), recorded March 31, 2005, in O.R. Book 1853, Page 737; Assignment of Mortgage recorded on October 30, 2018 in O.R. Book 3159, Page 2263.**

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The following items are shown for informational purposes:

**N/A**

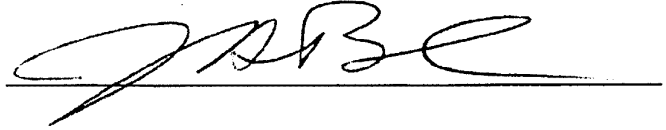
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This is to certify that a careful and diligent search was conducted of the public record of the county in which the hereinabove land is located, beginning on **March 08, 2005** at 8:00 AM and continued through 5:00 PM on the certificate date given below, and it was found that title to subject land was vested, by virtue of instrument(s) recorded in **O. R. Book 1853, Page 735**, to be as indicated herein, and it appears by virtue of a reference in that instrument (or by a subsequently recorded instrument), that subject land was encumbered by those mortgages, judgments and liens indicated hereinabove. Current and/or prior years real property taxes are delinquent, and which are the subject of this report for a tax deed application. Further information on the current and prior years taxes can be obtained from the Office of the Indian River County Tax Collector. Nothing else was discovered during the period searched that appears to remain an encumbrance on the land. No search for special assessments was made (except for those that were evidenced by an instrument recorded in the Official Record Books during the period searched).

Certified to Carole Jean Jordan, Tax Collector, as of **April 21, 2025** (the "Effective Date").

**ATLANTIC COASTAL LAND TITLE COMPANY,  
LLC**

By: Jason A. Beal - Authorized Signatory

A handwritten signature in black ink, appearing to read 'JABE', is written over a horizontal line.

ACLT File No: **49086783**  
Owner's Name: **Mohammed Khan**  
Customer's Reference: **31-37-00-00011-1940-00005.0**

**This report is not title insurance, and does not obligate the Company to insure title to the land described herein, nor does it intend to make any representation as to the insurability or marketability thereof, or to the authenticity or legal sufficiency of any instrument referred to herein. Pursuant to s 627.7843, Florida Statutes, this report shall not be interpreted to directly or indirectly set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance as to the status of title to the land described herein. The maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**