

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486612

Doc Stamp-Deed: \$129.50

Prepared by and return to:

Esther Leavitt-Azulay, LLM
Florida Title Center LLC
3325 S. University Dr. Ste 201
Ft. Lauderdale, FL 33328
(954) 848-4224
File No: 26-FL-1066

Parcel Identification No: 0960115105

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **28th day of April, 2026** between **Jamie La, a single woman**, whose post office address is **8224 Rivallo Way, Sacramento, CA 95829**, Grantor, to **Moshe Menashe Akler Holdings LLC, a Florida Limited Liability Company**, whose post office address is **3325 South University Drive, suite 201, Davie, FL 33328**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 5, Block 1151, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8224 Rivallo Way, Sacramento, CA 95829.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ahnan Anwar

WITNESS 1

Print name: Ahnan Anwar

Address: 9124 Bruceville Rd
Apt 1089, Elk Grove, CA 95758

[Signature]

WITNESS 2

Print name: Jose R Ramos Jr.

Address: 2064 Laneworth Ln
Roseville, CA 95747

[Signature]
Jamie La

STATE OF CALIFORNIA
COUNTY OF Sacramento

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9 day of April, 2026, by Jamie La who is personally known or has produced identification type: CA Drivers License.

[Signature]
Notary Public
Printed Name: Jose R Ramos Jr.

(Notary Seal)

