

5/7/2026 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491416

Doc Stamp-Deed: \$91.00

DOCUMENT PREPARED BY:

Elan Benoni
848 N. Rainbow Blvd Unit #8175
Las Vegas, NV 89107

RETURN TO:

Amit Kumar Singh
455 E Waterside Dr, Unit 1014
Chicago, IL 60601

Warranty Deed

THIS WARRANTY DEED executed this 5th day of May, 2026, by Benoni Lands LLC, a Nevada Limited Liability Company, with a mailing address of 848 N. Rainbow Blvd Unit #8175 Las Vegas, NV 89107 (the "Grantor") to Amit Kumar Singh and Yamuna Adhikari, husband and wife, as Joint Tenants with Full Rights of Survivorship, having a mailing address of 455 E Waterside Dr, Unit 1014 Chicago, IL 60601 (the "Grantee").

WITNESSETH That the said Grantor, for and in consideration of the sum of ten dollars (\$10) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of Sarasota, State of Florida, viz

Legal Description: See Attached Exhibit A

Parcel ID: 1131-20-8909

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that Grantor(s) nor any member of the household of the Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD Grantor's interest in the aforementioned premises unto the Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date and year first above written.

Signature Pages to Follow

Signed, sealed, and delivered in the presence of

Grantor Signature:

[Signature]
Elan Benoni, Member, Benoni Lands LLC

Witness 1 Signature:

[Signature]
WITNESS 1 NAME:
JAMES W. HORNBACK

Address:

1791 SOLANO AVE.
BERKELEY CA 94707

Witness 2 Signature:

[Signature]
WITNESS 2 NAME:
SUNGSOO HAN

Address:

1791 Solano Ave.
Berkeley CA 94707

Acknowledgment of Individual

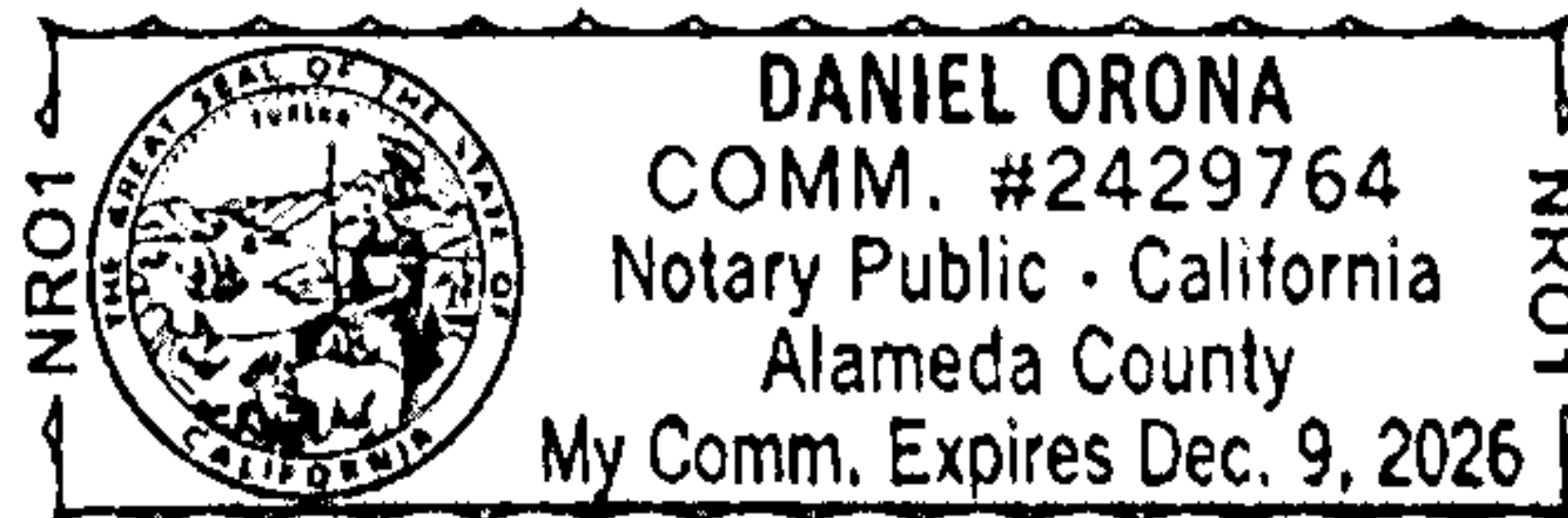
STATE OF California

COUNTY OF Alameda

The foregoing instrument was acknowledged before me this 05/07/2026 (date), by Elan Benoni, who is personally known to me or who has produced California Driver Lic (type of identification) as identification.

[Signature]

Notary Public



Printed Name: Daniel Orona

My Commission Expires: Dec. 09. 2026

Commission # 2429764

Page 3 of Warranty Deed for Property ID: 1131-20-8909

EXHIBIT "A"
Legal Description

Property 1: Lot 9, Block 2089, of FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.