

5/14/2026 11:27 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494074

Doc Stamp-Deed: \$126.00

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-1083

Parcel Identification No 0970063109

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## WARRANTY DEED

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

**This indenture** made the **12<sup>th</sup> day of May, 2026** between **Arnon Broides and Orit Broides, husband and wife**, whose post office address is **12 Saar St. Metar St. POB 1976, Metar, 8502500, Israel**, Grantors, to **Yariv Haroush 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 Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 9, Block 631, of Fourteenth Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 13, Page 13, of the Public Records of Sarasota County, Florida.

**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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Gal Aloni*

WITNESS 1

Print name: Gal Aloni

Address:

3325 S University Dr 201 Davie Fl 33328

*Tara Melissa Allen*

WITNESS 2

Print name: Tara Melissa Allen

Address:

8125 Quail Hill Ln, Prince George VA 23875

*Arnon Broides*

Arnon Broides

*Orit Broides*

Orit Broides

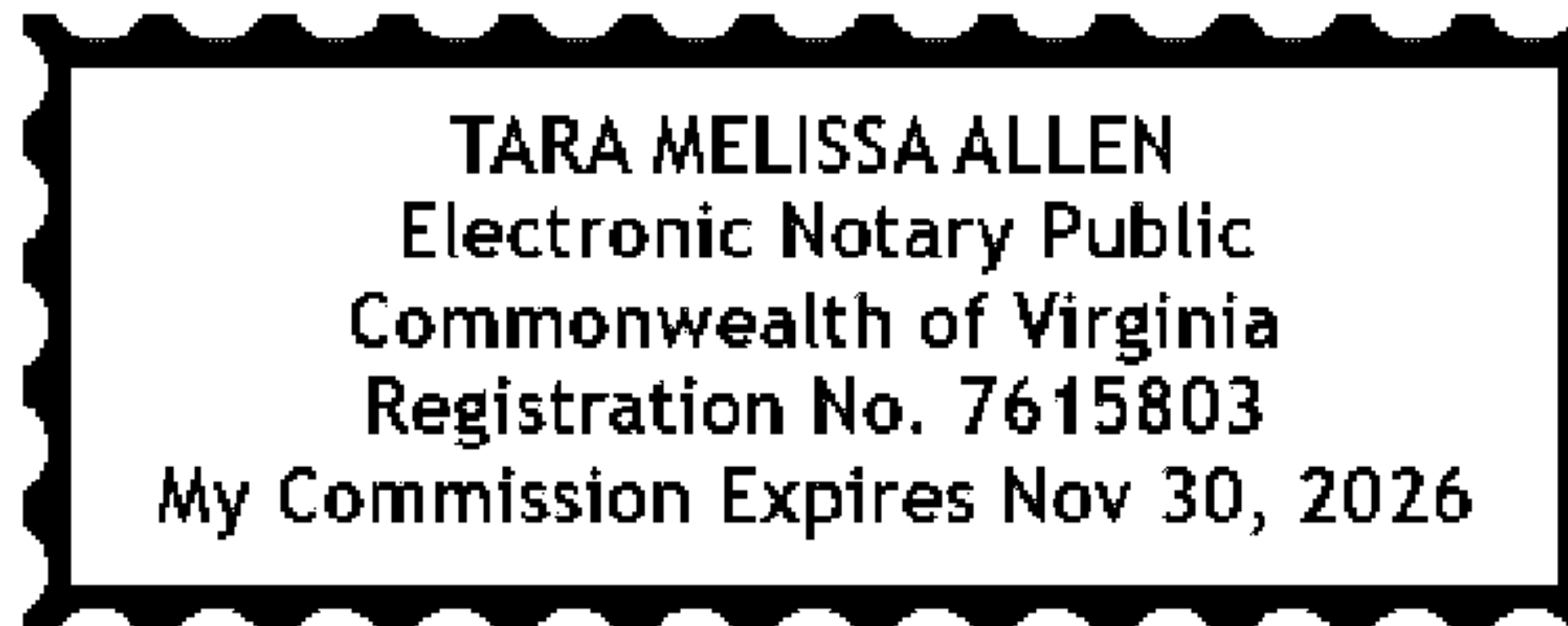
STATE OF Virginia

COUNTY OF Prince George

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of May, 2026, by Arnon Broides and Orit Broides,  who is/are personally known to me or  who has/have produced passport as identification.

*Tara Melissa Allen*

Signature of Notary Public



Tara Melissa Allen

Print, Type/Stamp Name of Notary

Completed via Remote Online Notarization using 2 way Audio/Video technology.