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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495557

Doc Stamp-Deed: \$2,100.00

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-1087

Parcel Identification No 1119-24-1214

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of May, 2026 between Sambira Family Investments, LLC, an Ohio Limited Liability Company, whose post office address is 14 Hageffen St, Pardessiya, 4281500, Israel, Grantor, to Mansa Yonash, 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 14, Block 2412, Forty-Ninth Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 21, Page 1, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



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

Signed, sealed and delivered in our presence:

ROTKY
WITNESS 1
Print name: Ray Karmi
Address: Derech Menachem Begin 7
Ramat Gan, Israel

y
WITNESS 2
Print name: Yusuf Zrini
Address: Derech Menachem Begin 7,
Ramat Gan, Israel

Sambira Family Investments, LLC, an Ohio Limited Liability Company

By: [Signature]
Nissim Sambira Nahum, Managing Member

By: [Signature]
Sharon Sambira Nahum, Managing Member

COUNTRY OF ISRAEL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026, by Nissim Sambira Nahum, and Sharon Sambira Nahum, Managing Members of Sambira Family Investments, LLC, a OH Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Passport as identification.

[Signature]
Signature of Notary Public
[Stamp]
Print, Type/Stamp Name of Notary

Form No. 2**AUTHENTICATION OF SIGNATURE OF A PERSON SIGNING ON BEHALF OF A BODY CORPORATE OR IN THE NAME OF ANOTHER PERSON**

I, the Undersigned **YANIV KASHI, Notary** holding license no 220127 Hereby certify that On 04/30/2026 appeared before me at my offices located at 7 Menachem Begin Road, Ramat-Gan, Israel

Mr. **Nissim Sambira Nahum** whose identity has been proven to me by an Israeli Passport number **40990415** issued on **06/25/2024**.

Ms. **Sharon Sambira Nahum** whose identity has been proven to me by an Israeli Passport number **41889487** issued on **03/25/2025**.

And I am convinced that the persons standing before me understood fully the significance of the action and voluntarily signed the attached documents marked with the letters "**A1-A12**" On behalf of "Sambira Family Investments LLC" foreign company no. located at the address:

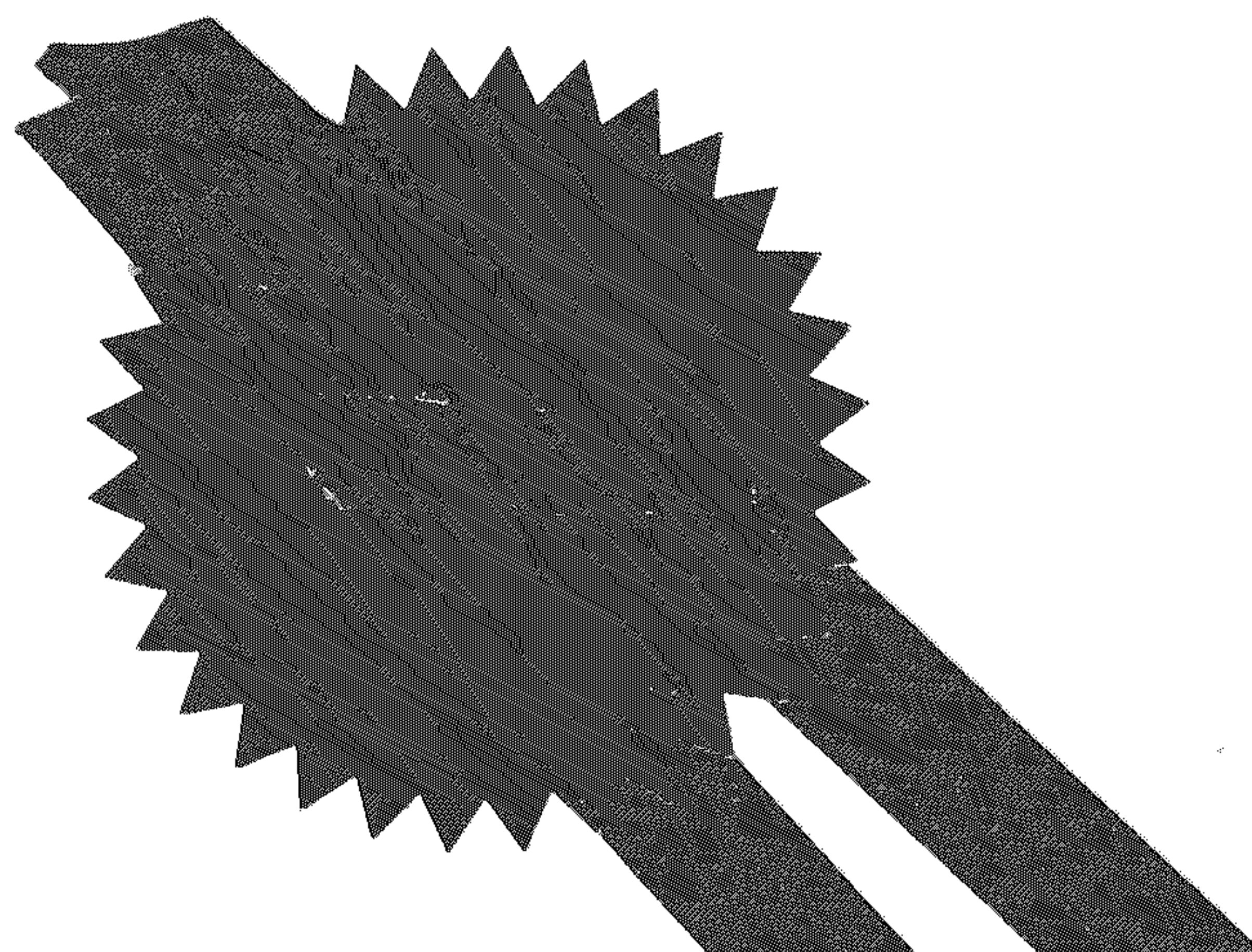
I confirm that I have been submitted the document protocol of the corporation's board Meeting Issued by on 12/06/2018 as written evidence, to my satisfaction, for the purpose of proving competence to sign as aforesaid.

In witness whereof, I hereby authenticate the signature of Mr. Haim Ifergan and Ms. Inbar Ifergan by my own signature and seal, this day 04/30/2026

Notary fee 1,814 NIS (VAT not included)

Notary fee 2,141 NIS (VAT included)

Signature and Notary's seal

**טופס מס' 2**

אימות חתימתו של אדם בשם תאגיד או בשם אדם אחר

אני החתום מטה **יניב קשי** נוטריון בעל רישיון מספר **220127** מאשר כי ביום **30/04/2026** ניצבו לפני במשרדי שבמען מנחם בגין 7 רמת גן, ישראל

מר **נסים סמבירא נחום** שזהותו הוכחה לי על פי דרכון ישראלי מספר **40990415** שהונפק ביום **25/06/2024**.

מרת **שרון סמבירא נחום** שזהותה הוכחה לי על פי דרכון ישראלי מספר **41889487** שהונפק ביום **25/03/2025**.

ושוכנעתי כי הניצבים בפני הבינו הבנה מלאה את משמעות הפעולה וחתמו מרצונם החופשי על המסמכים המצורפים והמסומנים באותיות "**A1-A12**" בשם "Sambira Family Investments LLC" חברה זרה, בכתובת:

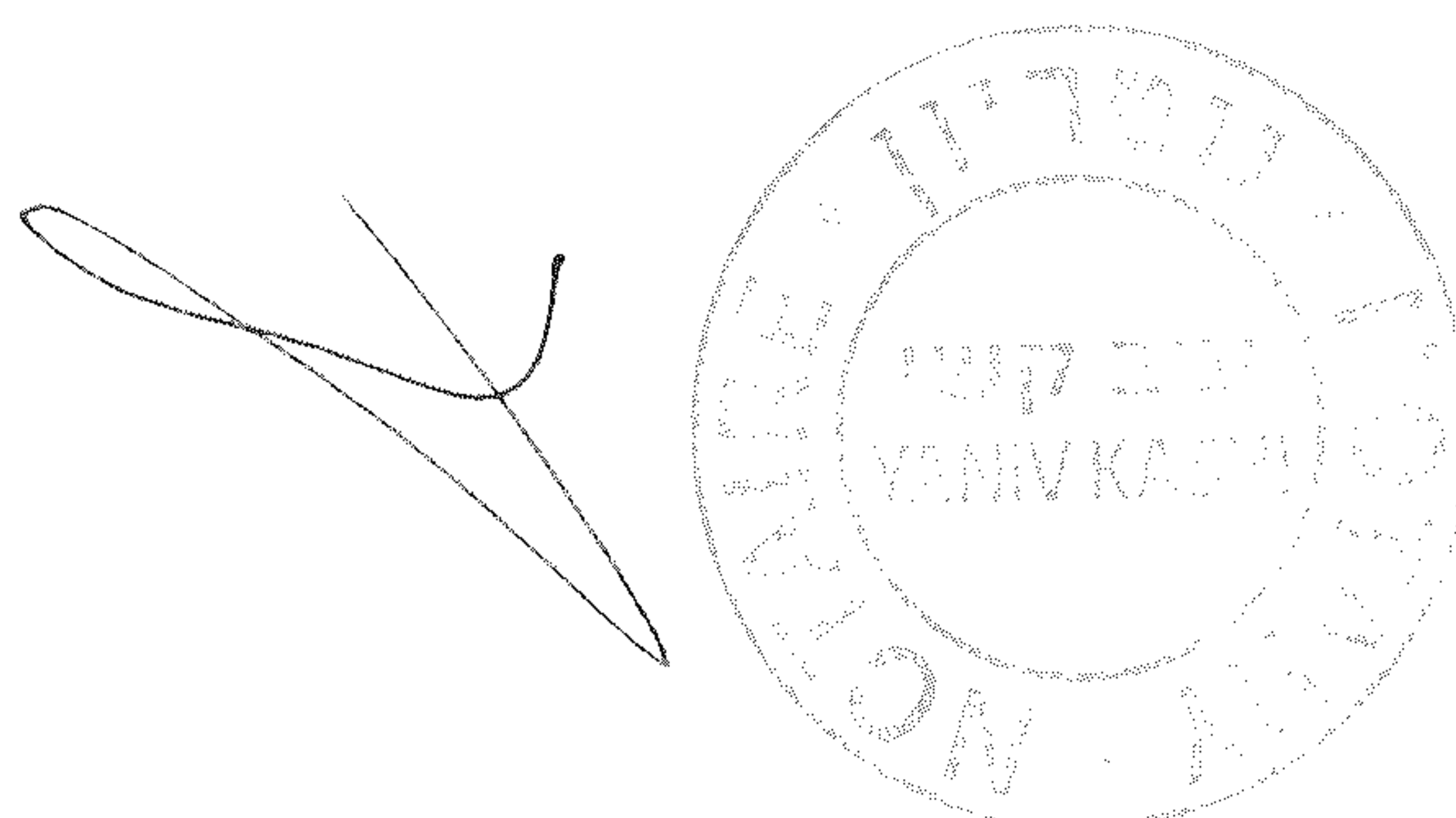
אני מאשר שהוגש לי המסמך פרוטוקול ישיבת הנהלת התאגיד מיום **06/12/2018** שהוצא על ידי התאגיד "Sambira Family Investments LLC" כראיה בכתב, להנחת דעתי, לשם הוכחת רשותם לחתום כאמור.

לראיה אני מאמת את חתימתם של מר נסים סמבירא נחום ומרת שרון סמבירא נחום, בחתימת ידי ובחותמי, היום **30/04/2026**

שכר נוטריון 1,814 ₪ (לפני מע"מ)

שכר נוטריון 2,141 ₪ (כולל מע"מ)

חותם הנוטריון וחתימה



YIAD YESHAYAHU
ינועז ישעינדז
03-05-2026
בית משפט תל אביב-יפו
DISTRICT COURT OF TEL-AVIV

YIAD YESHAYAHU
ינועז ישעינדז
03-05-2026
בית משפט תל אביב-יפו
DISTRICT COURT OF TEL-AVIV

APOSTILLE
(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL	1. מדינת ישראל
This public document	מסמך ציבורי זה
2. Has been signed by	2. נחתם בידי
Advocate <u>Yaniv Kashi</u>	עו"ד <u>ינוב קשי</u>
3. Acting in capacity of Notary	3. המכהן בתור נוטריון.
4. bears the seal/stamp of	4. נושא את החותם/החותמת
the above Notary	של הנוטריון הנ"ל
Certified	אושר
03-05-2026	
5. At the District Court of Tel Aviv-Jaffa	5. בבית משפט המחוזי בתל אביב-יפו
6. Date _____	6. ביום _____
7. By an official appointed by	7. על ידי מי שמונה בידי שר
Minister of Justice under the	המשפטים לפי חוק הנוטריונים,
Notaries Law, 1976.	התשל"ו - 1976
8. Serial number <u>661406/2</u>	8. מס' סידורי <u>661406/2</u>
9. Seal/Stamp _____	9. החותם / החותמת _____
10. Signature _____	10. חתימה _____



YIAD YESHAYAHU
ינועז ישעינדז
03-05-2026
בית משפט תל אביב-יפו
DISTRICT COURT OF TEL-AVIV

YIAD YESHAYAHU
ינועז ישעינדז
03-05-2026
בית משפט תל אביב-יפו
DISTRICT COURT OF TEL-AVIV