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"A3"

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495569

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-1089

Doc Stamp-Deed: \$2,268.00

Parcel Identification No 0989-02-9330

[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 YMGS Florida Properties, LLC, a Florida Limited Liability Company, whose post office address is 3325 South University Drive, suite 201, Davie, FL 33328, Grantor, to Y.A.G Holdings FL, 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:

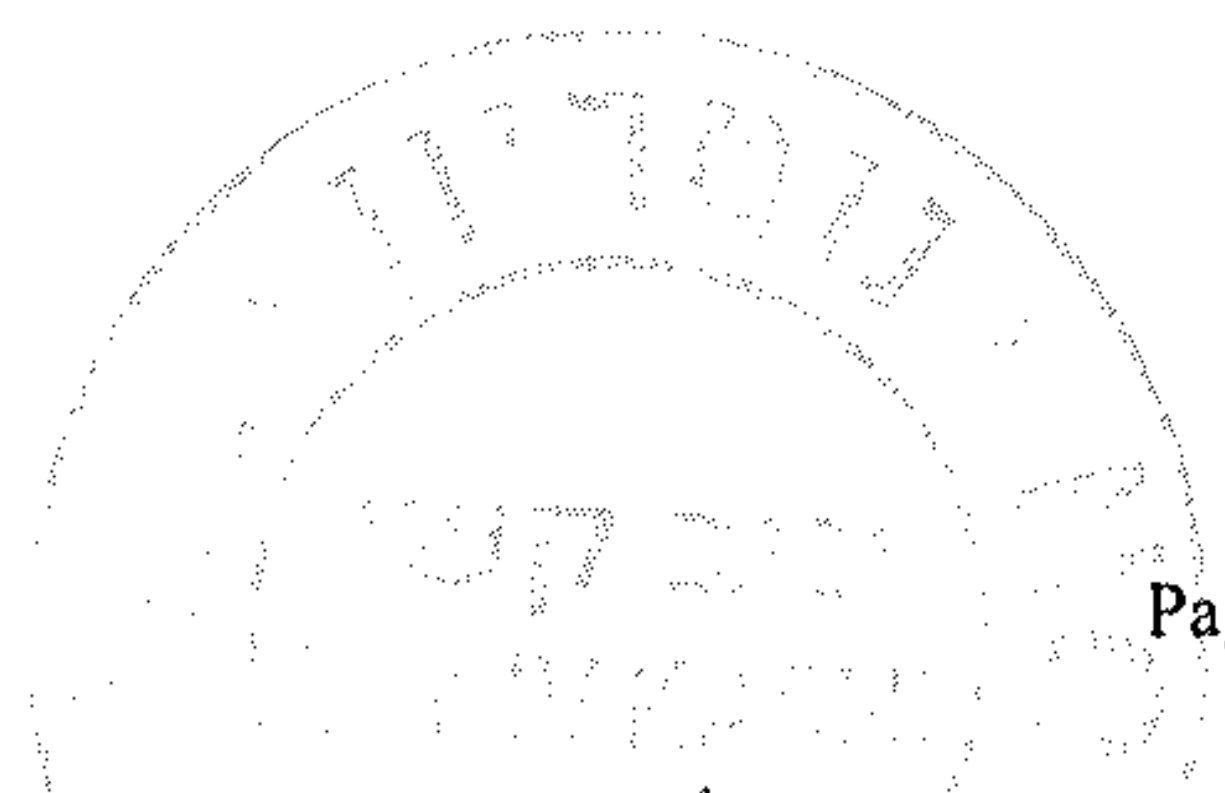
Lot 30, Block 293, First Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 11, Page 29A, of the Public Records of Sarasota County, Florida.

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:

WITNESS 1

Print name: Yuval Zorin
Address: Derech Menachem Begin 7,
Ramat Gan, Israel

WITNESS 2

Print name: Boi Karmi
Address: Derech Menachem Begin 7,
Ramat Gan, Israel

YMGS Florida Properties, LLC, a Florida Limited Liability Company

By: [Signature]
Daniel Maizlish, Authorized Member

By: [Signature]
Mor Maizlish, Manager

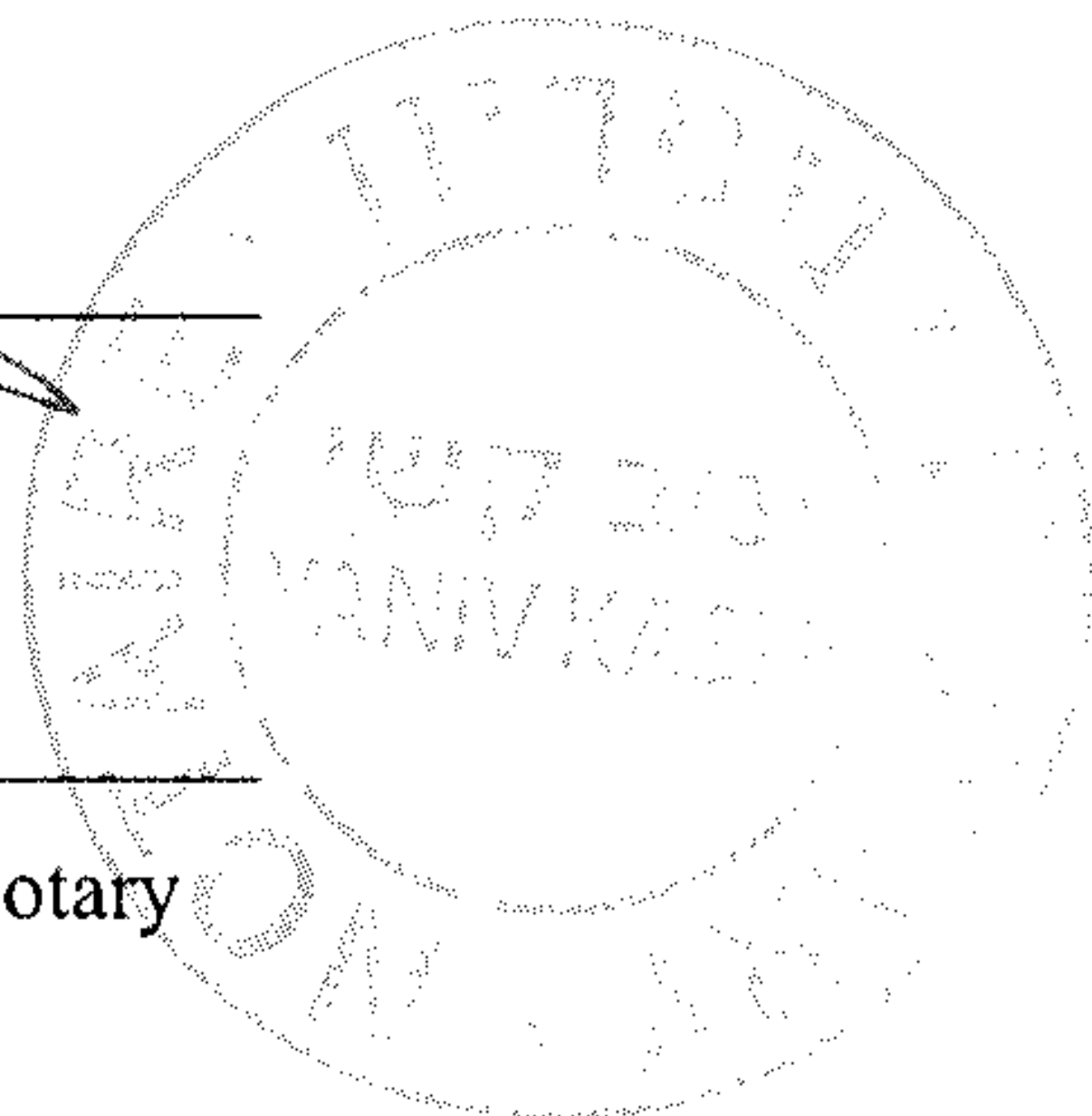
COUNTRY OF ISRAEL

22 April

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of ~~May~~, 2026, by Daniel Maizlish, Authorized Member of YMGS Florida Properties, LLC and Mor Maizlish, Manager of YMGS Florida Properties, LLC, a FL 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

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. **Daniel Maizlish** whose identity has been proven to me by an Israeli Passport number **33976542** issued on **10/03/2019**.

Ms. **Mor Maizlish** whose identity has been proven to me by an Israeli Passport number **31189007** issued on **03/22/2017**.

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-A10**" On behalf of "YMGS Florida Properties LLC" foreign company no. located at the address:

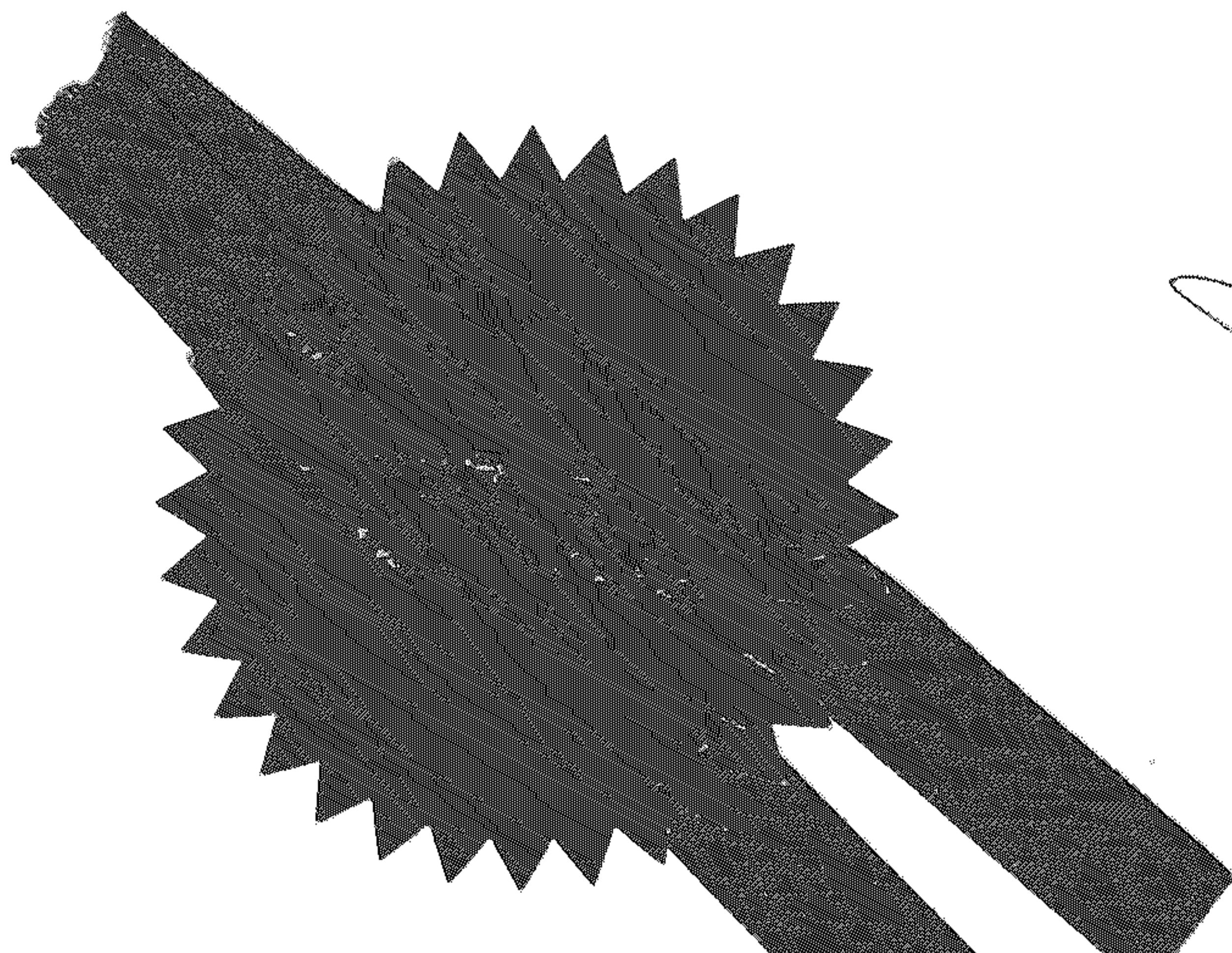
I confirm that I have been submitted the document protocol of the corporation's board Meeting Issued by on 05/31/2016 as written evidence, to my satisfaction, for the purpose of proving competence to sign as aforesaid.

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

Notary fee 1,660 NIS (VAT not included)

Notary fee 1,959 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 **דניאל מיזליש** שזהותו הוכחה לי על פי דרכון ישראלי מספר **33976542** שהונפק ביום **03/10/2019**.

מרת **מור מיזליש** שזהותה הוכחה לי על פי דרכון ישראלי מספר **31189007** שהונפק ביום **22/03/2017**.

ושוכנעתי כי הניצבים בפני הבינו הבנה מלאה את משמעות הפעולה וחתמו מרצונם החופשי על המסמכים המצורפים והמסומנים באותיות "**A1-A10**" בשם "YMGS Florida Properties LLC" חברה זרה, בכתובת:

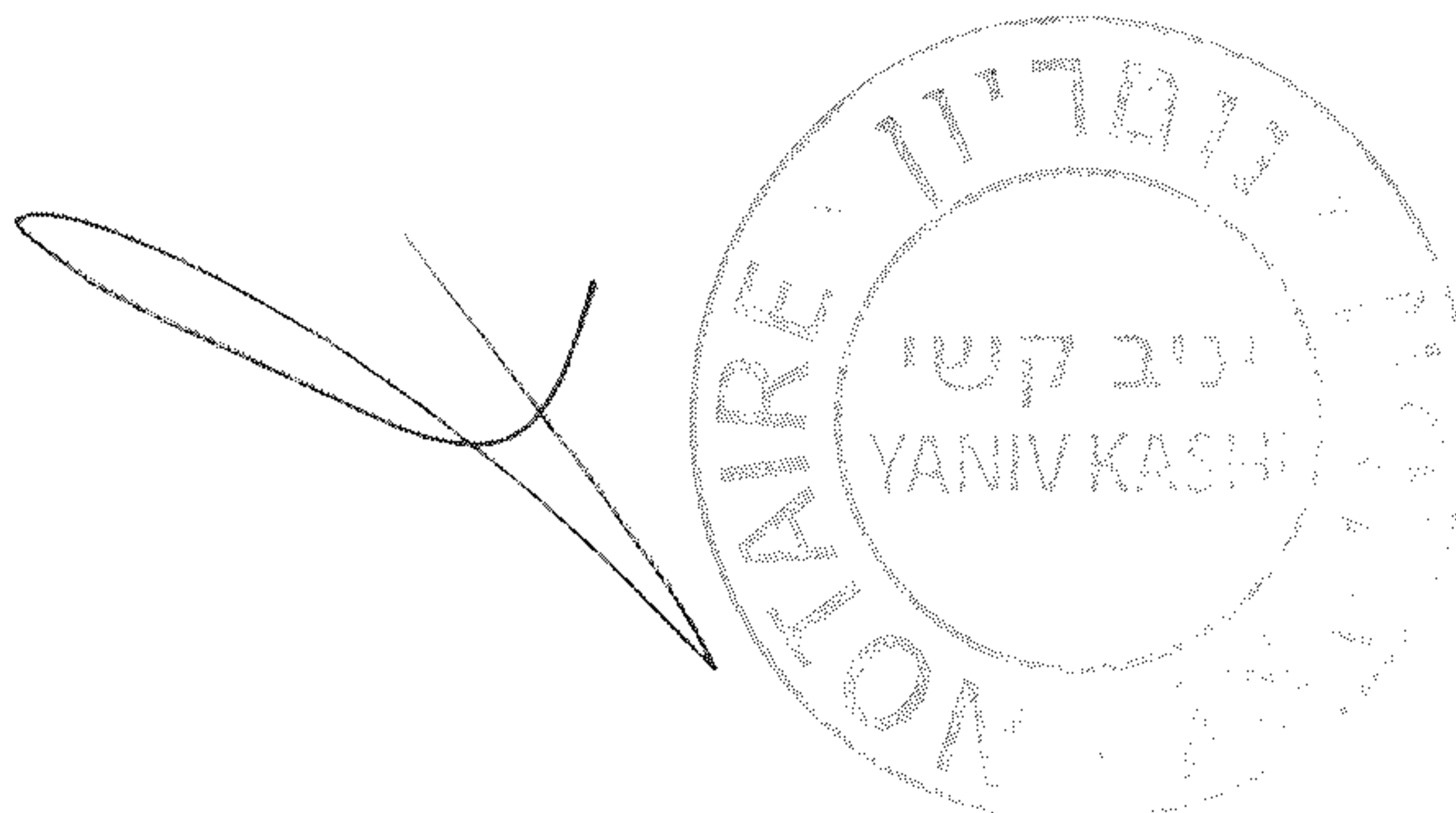
אני מאשר שהוגש לי המסמך פרוטוקול ישיבת הנהלת התאגיד מיום **31/05/2016** שהוצא על ידי התאגיד "YMGS Florida Properties LLC" כראיה בכתב, להנחת דעתי, לשם הוכחת רשותם לחתום כאמור.

לראיה אני מאמת את חתימתם של מר דניאל מיזליש ומרת מור מיזליש, בחתימת ידי ובחותמי, היום **30/04/2026**

שכר נוטריון 1,660 ₪ (לפני מע"מ)

שכר נוטריון 1,959 ₪ (כולל מע"מ)

חותם הנוטריון וחתימה



LIAD YESHAYAHU
ליעד ישעיהו
03-05-2026
DISTRICT COURT OF TEL-AVIV

LIAD YESHAYAHU
ליעד ישעיהו
03-05-2026
DISTRICT COURT OF TEL-AVIV

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL

This public document

2. Has been signed by

Advocate Yaniv Kashi

3. Acting in capacity of Notary

4. bears the seal/stamp of

the above Notary

03-05-2026

Certified

5. At the District Court of Tel Aviv-Jaffa

6. Date _____

7. By an official appointed by

Minister of Justice under the

Notaries Law, 1976.

8. Serial number 661406/2

9. Seal/Stamp _____

10. Signature _____



1. מדינת ישראל

מסמך ציבורי זה

2. נחתם בידי

עו"ד יאניב קאשי

3. המכהן בתור נוטריון.

4. נושא את החותם/החותמת

של הנוטריון הנ"ל

אושר

5. בבית משפט המחוזי בתל אביב-יפו

6. ביום _____

7. על ידי מי שמונה בידי שר

המשפטים לפי חוק הנוטריונים,

התשל"ו - 1976

8. מס' סידורי 661406/2

9. החותם / החותמת

10. חתימה

LIAD YESHAYAHU
ליעד ישעיהו
03-05-2026
DISTRICT COURT OF TEL-AVIV

LIAD YESHAYAHU
ליעד ישעיהו
03-05-2026
DISTRICT COURT OF TEL-AVIV