

"A4"

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INSTRUMENT # 2026068431 4 PG(S)**

**5/20/2026 3:28 PM**

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3496837**

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-1109

**Doc Stamp-Deed: \$2,415.00**

Parcel Identification No 0963-08-1108

[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 Haim Ifergan LLC, a dissolved 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 8, Block 811, Nineteenth Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

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

\* This conveyance is for the purposes of winding up the affairs of the limited liability company pursuant to Sec. 605.0709, Florida Statutes

**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: Miriam Brikava  
Address: Derech Menachem Begin 7,  
Ramat Gan, Israel

WITNESS 2  
Print name: Yuval Zicki  
Address: Derech Menachem Begin 7,  
Ramat Gan, Israel

Haim Ifergan LLC, a dissolved Florida Limited Liability Company

By: [Signature]  
Haim Ifergan, Authorized Member

By: [Signature]  
Inbar Ifergan, Authorized Member

COUNTRY OF ISRAEL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2026, by Haim Ifergan and Inbar Ifergan, Authorized Members of Haim Ifergan LLC, a dissolved Florida 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**

**טופס מס' 2**

**AUTHENTICATION OF SIGNATURE OF A PERSON SIGNING ON BEHALF OF A BODY CORPORATE OR IN THE NAME OF ANOTHER PERSON**

**אימות חתימתו של אדם בשם תאגיד או בשם אדם אחר**

I, the Undersigned, YANIV KASHI, Notary holding license no 220127 Hereby certify that On **05/15/2026** appeared before me at my offices located at 7 Menachem Begin Road, Ramat-Gan, Isreal

אני החתום מטה, יניב קשי, נוטריון בעל רישיון מספר 220127 מאשר כי ביום 15/05/2026 ניצבו לפני במשרדי שבמען מנחם בגין 7 רמת גן, ישראל

Mr. **Haim Ifergan** whose identity has been proven to me by an Israeli Identity Booklet number **33283617** issued on **02/18/2019**.

מר **חיים איפרגן** שזהותו הוכחה לי על פי דרכון ישראלי מספר **33283617** שהונפק ביום **18/02/2019**.

Ms. **Inbar Ifergan** whose identity has been proven to me by an Israeli Passport number **42133529** issued on **05/26/2025**.

מרת **עינבר איפרגן** שזהותה הוכחה לי על פי דרכון ישראלי מספר **42133529** שהונפק ביום **26/05/2025**.

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-A11**" On behalf of "Haim Ifergan, LLC" foreign company no. located at the address:

ושוכנעתי כי הניצבים בפני הבינו הבנה מלאה את משמעות הפעולה וחתמו מרצונם החופשי על המסמכים המצורפים והמסומנים באותיות "**A1-A11**" בשם "Haim Ifergan, LLC" חברה זרה, בכתובת:

I confirm that I have been submitted the document protocol of the corporation's board Meeting Issued by on 01/29/2024 as written evidence, to my satisfaction, for the purpose of proving competence to sign as aforesaid.

אני מאשר שהוגש לי המסמך פרוטוקול ישיבת הנהלת התאגיד מיום 29/01/2024 שהוצא על ידי התאגיד "Haim Ifergan, LLC" כראיה בכתב, להנחת דעתי, לשם הוכחת רשותם לחתום כאמור.

In witness whereof, I hereby authenticate the signature of Mr. Haim Ifergan and Ms. Inbar Ifergan by my own signature and seal, this day 05/15/2026

לראיה אני מאמת את חתימתם של מר חיים איפרגן וגב' עינבר איפרגן, בחתימת ידי ובחותמי, היום 15/05/2026

Notary fee 1,660 NIS (VAT not included)

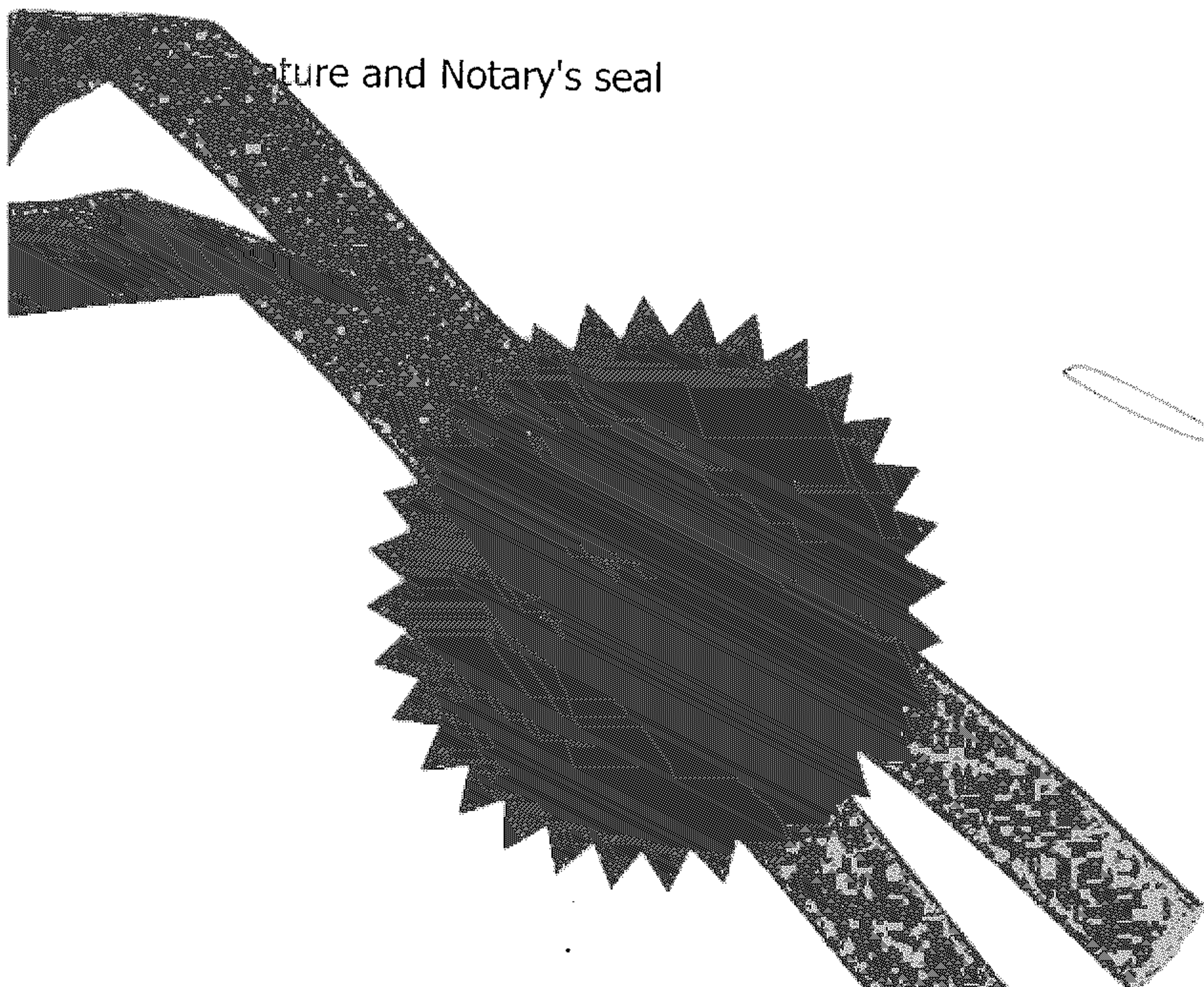
שכר נוטריון 1,660 ₪ (לפני מע"מ)

Notary fee 1,959 NIS (VAT included)

שכר נוטריון 1,959 ₪ (כולל מע"מ)

חותם הנוטריון וחתימה

Signature and Notary's seal



מיקל בוניאל  
MICHAL BONIEL  
18-05-2026

בית משפט מחוזי ת"א  
DISTRICT COURT  
OF TEL-AVIV

# APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

STATE OF ISRAEL

מדינת ישראל

This public document

מסמך ציבורי זה

2. Has been signed by

2. נחתם בידי

Advocate Yaniv Kashi

עו"ד יניב קשי

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**

5. At the District Court of Tel Aviv-Jaffa

5. בבית משפט המחוזי בתל אביב-יפו

6. Date 18-05-2026

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 664237

8. מס' סידורי 664237

9. Seal/Stamp \_\_\_\_\_

9. החותם / החותמת

10. Signature \_\_\_\_\_

10. חתימה



מיקל בוניאל  
MICHAL BONIEL  
18-05-2026

בית משפט מחוזי ת"א  
DISTRICT COURT  
OF TEL-AVIV

מיקל בוניאל  
MICHAL BONIEL  
18-05-2026

בית משפט מחוזי ת"א  
DISTRICT COURT  
OF TEL-AVIV