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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497378

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-1092

Parcel Identification No 0988012210

[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 10, Block 122, 8TH Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page 20, 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:

ROTK  
WITNESS 1  
Print name: Roy Karim  
Address: Derech Menachem Begin 7,  
Ramat Gan, Israel

WITNESS 2  
Print name: Yuval Trivi  
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

2 April  
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of ~~May~~, 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

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:

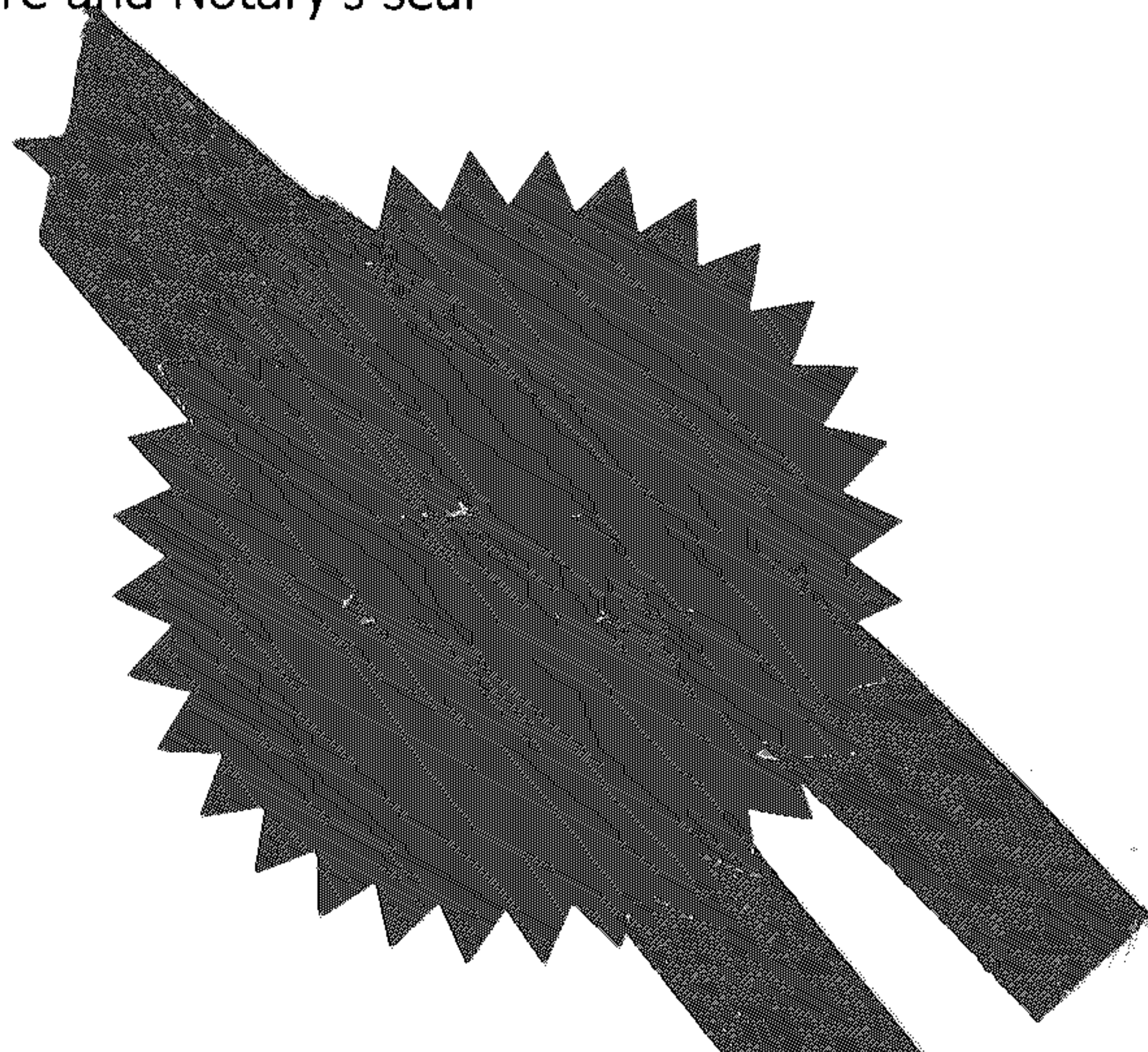
I confirm that I have been submitted the document protocol of the corporation's board Meeting Issued by on 12/06/2018 as written evidence, to my satisfaction, for the purpose of proving competence to sign as aforesaid.

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:

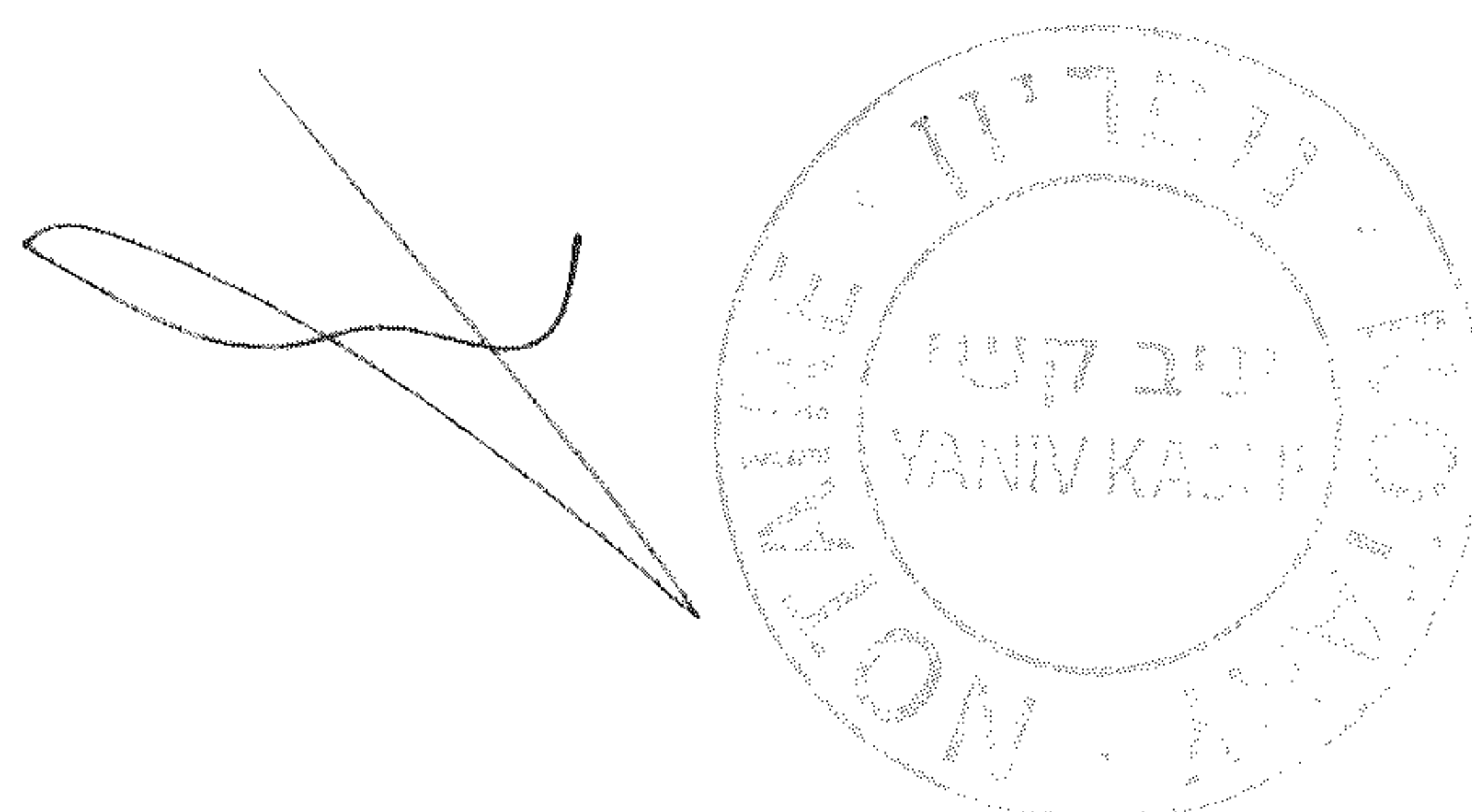
אני מאשר שהוגש לי המסמך פרוטוקול ישיבת הנהלת התאגיד מיום **06/12/2018** שהוצא על ידי התאגיד "**Sambira Family Investments LLC**" כראיה בכתב, להנחת דעתי, לשם הוכחת רשותם לחתום כאמור.

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



LIAD YESHAYAHU  
ליעד ישעיהו  
03-05-2026  
בית משפט מחוזי תל-אביב  
DISTRICT COURT OF TEL-AVIV

LIAD YESHAYAHU  
ליעד ישעיהו  
03-05-2026  
בית משפט מחוזי תל-אביב  
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 6614063

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"ז - 1976

8. מס' סידורי 6614063

9. החותם / החותמת

10. חתימה \_\_\_\_\_

03-05-2026  
בית משפט מחוזי תל-אביב  
DISTRICT COURT OF TEL-AVIV

LIAD YESHAYAHU  
ליעד ישעיהו  
03-05-2026  
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