

5/21/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497391

Doc Stamp-Deed: \$2,310.00

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-1088

Parcel Identification No 0985-02-3024

[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 YHS Shurnik Holdings, LLC, a Florida Limited Liability Company, whose post office address is 3325 South University Drive, suite 201, Davie, FL 33328, Grantor, to Barak BH Investments, 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 24, Block 230, Eighth Addition to Port Charlotte Subdivision, according to the Plat thereof, as 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:

WITNESS 1 Y
Print name: Yuval Zrik
Address: Derech Menachem Begin 7,
Ramat Gan, Israel

WITNESS 2 ROYAN
Print name: Ray Kanni
Address: Derech Menachem Begin 7,
Ramat Gan, Israel

YHS Shurnik Holdings, LLC, a Florida Limited Liability Company

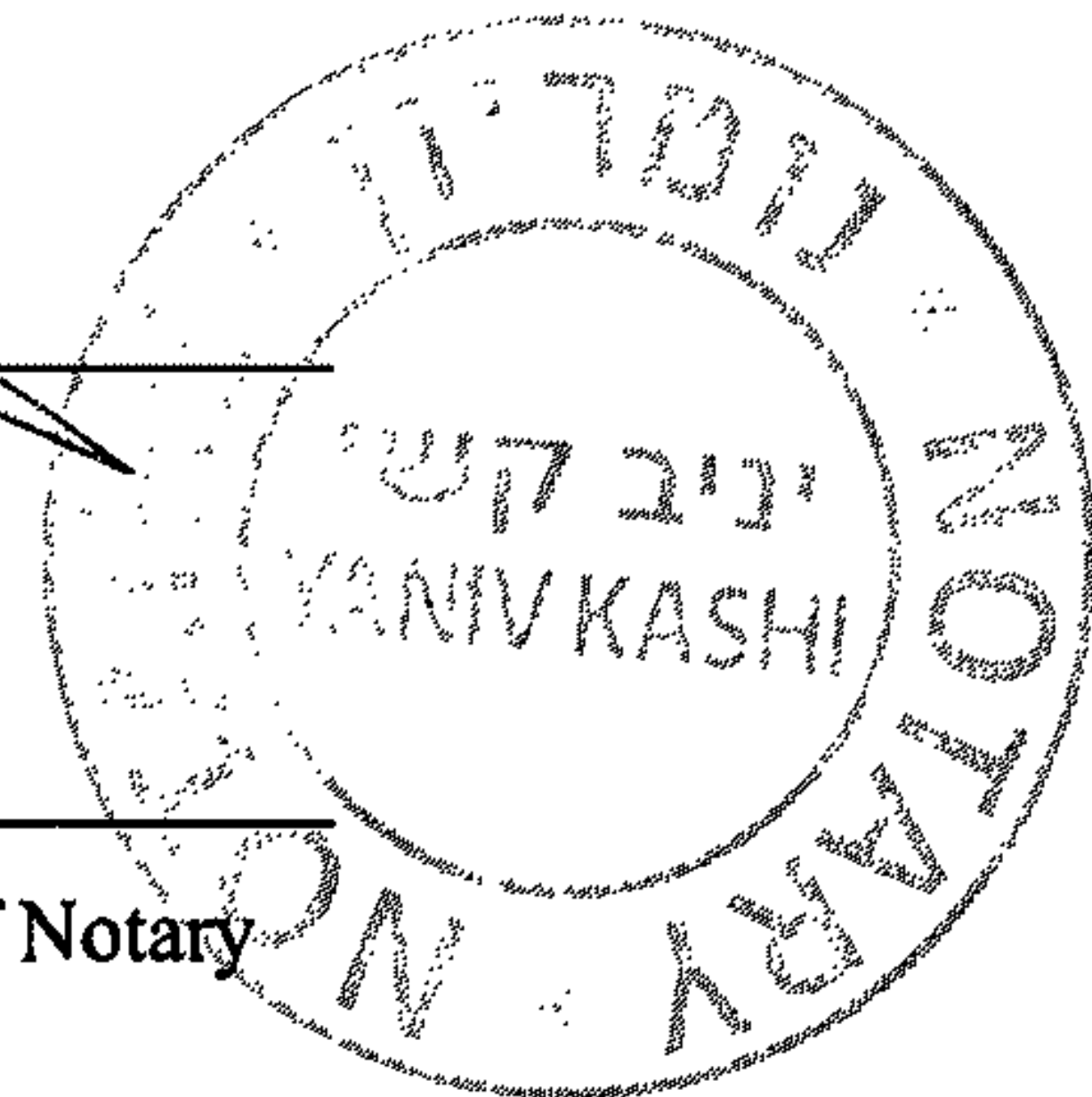
By: [Signature]
Yaron Shurnik, Authorized Member

By: [Signature]
Hila Shurnik, Authorized Member

COUNTRY OF ISRAEL

April
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of May, 2026, by Yaron Shurnik and Hila Shurnik, Authorized Members of YHS Shurnik Holdings, 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

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 **04/29/2026** 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 **29/04/2026** ניצבו לפני במשרדי שבמען מנחם בגין 7 רמת גן, ישראל :

Mr. **Yaron Shurnik** whose identity has been proven to me by an Israeli Identity Booklet number **40409777** issued on **02/05/2024**.

מר **ירון שורניק** שזהותו הוכחה לי על פי דרכון ישראלי מספר **40409777** שהונפק ביום **05/02/2024**.

Mrs. **Hila Shurnik** whose identity has been proven to me by an Israeli Passport number **31245943** issued on **06/04/2017**.

מרת **הילה שורניק** שזהותה הוכחה לי על פי דרכון ישראלי מספר **31245943** שהונפק ביום **04/06/2017**.

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-A13**" On behalf of "yhs Shurnik Holdings, LLC" foreign company no. located at the address:

ושוכנעתי כי הניצבים בפני הבינו הבנה מלאה את משמעות הפעולה וחתמו מרצונם החופשי על, המסמך המצורף והמסומן באותיות "**A1-A13**" בשם "YHS Shurnik Holdings, LLC" חברה זרה, בכתובת :

I confirm that I have been submitted the document protocol of the corporation's board Meeting Issued by on 07/29/2025 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 **29/07/2025** שהוצא על ידי התאגיד "YHS Shurnik Holdings, LLC" כראיה בכתב, להנחת דעתי, לשם הוכחת רשותם לחתום כאמור.

In witness whereof, I hereby authenticate the signature of Mr. Yaron Shurnik and Mrs. Hila Shurnik by my own signature and seal, this day 04/29/2026

לראיה אני מאמת את חתימתם של מר ירון שורניק ומרת הילה שורניק, בחתימת ידי ובחותמי, היום **29/04/2026**

שכר נוטריון 1,814 ₪ (לפני מע"מ)

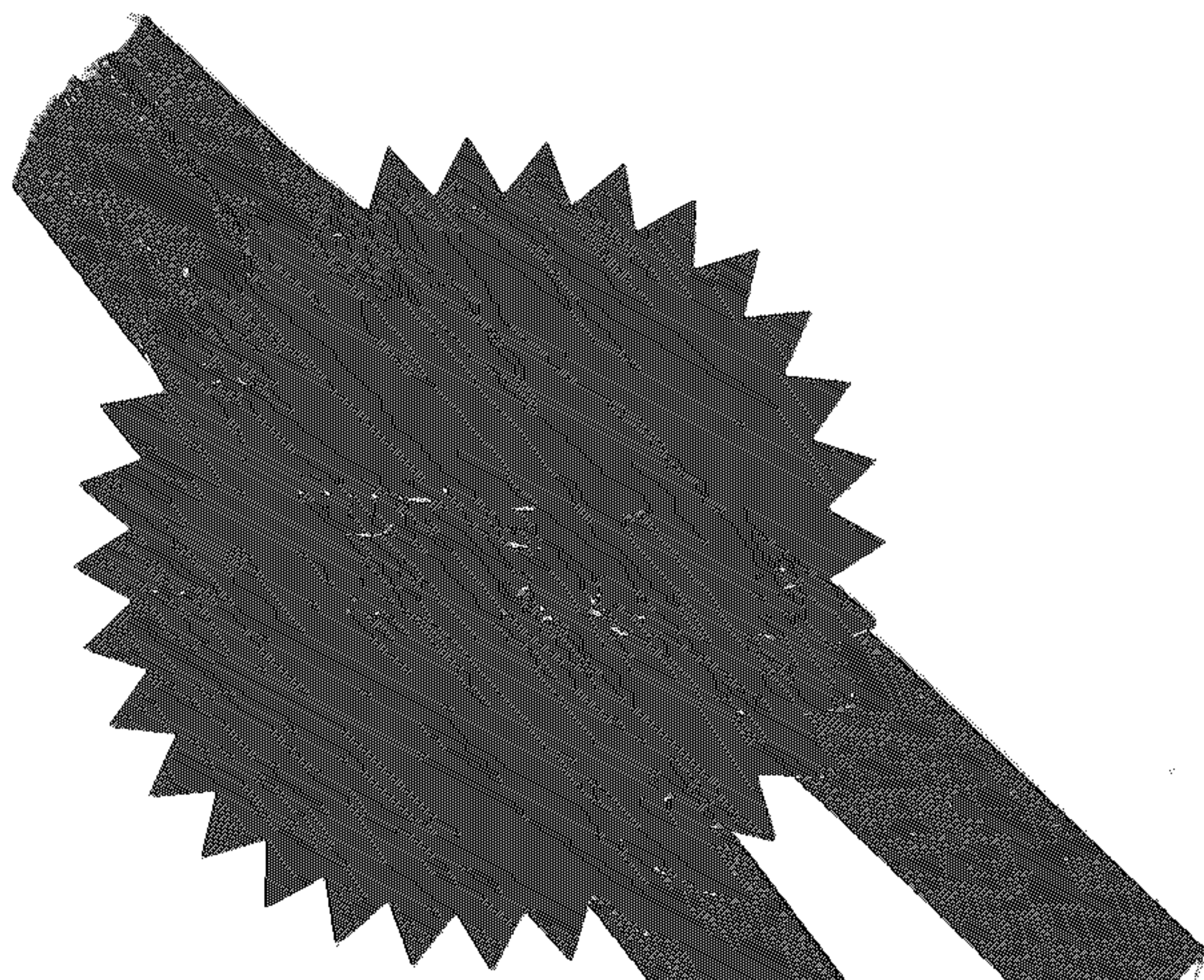
שכר נוטריון 2,141 ₪ (כולל מע"מ)

Notary fee 1,814 NIS (VAT not included)

Notary fee 2,141 NIS (VAT included)

חותם הנוטריון וחתימה

Signature and Notary's seal



HAD YESHAYAHU
ליער ישעיהו
03-05-2026
בית משפט מחוזי תל אביב

HAD YESHAYAHU
ליער ישעיהו
03-05-2026
בית משפט מחוזי תל אביב

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

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 66140615

9. Seal/Stamp _____

10. Signature _____



1. מדינת ישראל

מסמך ציבורי זה

2. נחתם בידי

עו"ד יניב קשי

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 66140615

9. החותם / החותמת

10. חתימה _____

HAD YESHAYAHU
ליער ישעיהו
03-05-2026
בית משפט מחוזי תל אביב

HAD YESHAYAHU
ליער ישעיהו
03-05-2026
בית משפט מחוזי תל אביב