

7/9/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517690

Doc Stamp-Deed: \$133.00

Prepared by and return to:

Esther Leavitt-Azulay
Florida Title Center LLC
3325 S. University Dr. Ste., 201
Ft. Lauderdale, FL 33328
(954) 848-4224
File No 26-FL-1177

Parcel Identification No 1006-00-8101

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WARRANTY DEED

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

This indenture made the 10th day of July, 2026 between Earlybirds Advisors Inc., a Florida Corporation, whose post office address is 2645 Executive Park Drive, suite 407, Weston, FL 33331, Grantor, to Uriel David Vanunu, a married man, whose post office address is 10/32 Asaf Steet, Ramat Gan, , Israel, 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 1, Block 81, Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page 19, 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:

[Signature]
WITNESS 1
Print name: Carolina Walteros
Address: 3325 S University dr 201
Davie, FL 33328

[Signature]
WITNESS 2
Print name: Ingrid Bobaya
Address: 3325 S University dr 201
Davie, FL 33328

Earlybirds Advisors Inc., a Florida Corporation
By: [Signature]
Manuel Horn, President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 07 day of July, 2026, by Manuel Horn, President of Earlybirds Advisors Inc., a FL Corporation, on behalf of the corporation, ☐ who is/are personally known to me or ☒ who has/have produced FL Driver License as identification.

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

