

"A2"

8/11/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531371

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-1150

Doc Stamp-Deed: \$0.70

Parcel Identification No 0965-09-2917

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8th day of August, 2026 between AM Investments and Properties, LLC, dba AM Investments and Construction FL, LLC, a Florida Limited Liability Company, whose post office address is 3325 South University Drive, suite 201, Davie, FL 33328, Grantor, to IMMANUEL AND INNA, 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 17, Block 929, Eleventh Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 13, Page 2, 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:

AM Investments and Properties, LLC, dba AM
Investments and Construction FL, LLC, a Florida Limited
Liability Company

WITNESS 1

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

By: NIR MEIR ISRAELI, AUTHORIZE MANAGER

WITNESS 2

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

Country of Israel

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 3rd day of August, 2026, by NIR MEIR ISRAELI, AS AUTHORIZE MANAGER, FOR AM Investments and Properties, LLC, dba AM Investments and Construction FL, LLC, a Florida Limited Liability Company, on behalf of the company, () who is/are personally known to me or (X) who has/have produced passport as identification.

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 **08/03/2026** appeared before me at my offices located at 7 Menachem Begin Road, Ramat-Gan, Israel

Mr. **NIR MEIR ISRAELI** whose identity has been proven to me by an Israeli Passport number **23646346** issued on **04/24/2017**.

And I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached documents marked with the letters "**A1-A2**" On behalf of **AM INVESTMENTS AND PROPERTIES FL, LLC dba AM INVESTMENTS AND CONSTRUCTION FL, 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 11/18/2025 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. **NIR MEIR ISRAELI** by my own signature and seal, this day **08/03/2026**

Notary fee 351 NIS (VAT not included)

Notary fee 414 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 **03/08/2026** ניצב לפני במשרדי שבמען

מנחם בגין 7, רמת גן, ישראל

מר **ניר מאיר ישראלי** שזהותו הוכחה לי על פי דרכון ישראלי

מספר **23646346** שהונפק ביום **24/04/2017**.

ושוכנעתי כי הניצב בפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמכים המצורפים

והמסומנים באותיות "**A1-A2**" בשם **AM INVESTMENTS AND PROPERTIES FL, LLC dba AM INVESTMENTS AND CONSTRUCTION FL, LLC** חברה זרה, בכתובת:

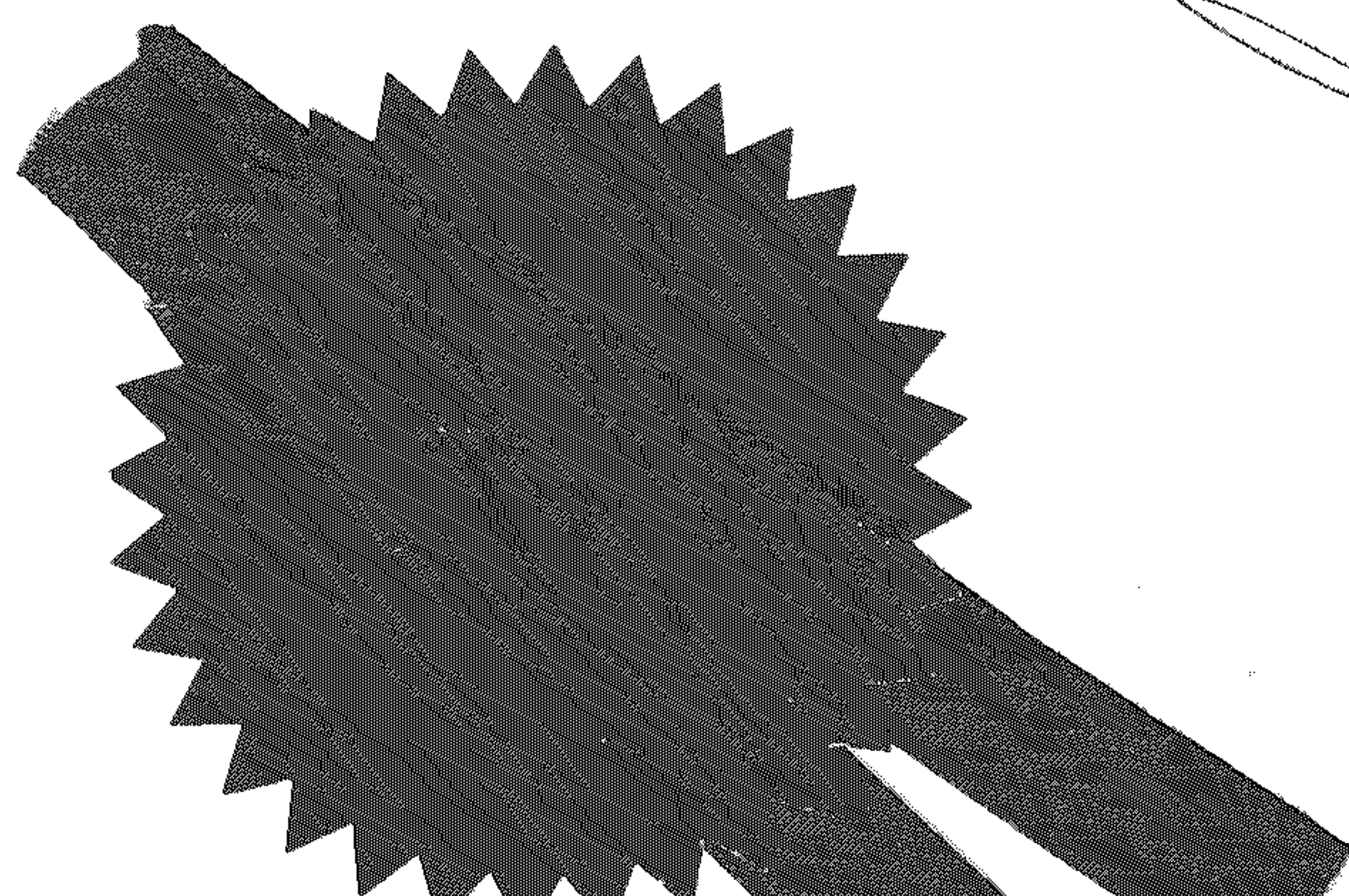
אני מאשר שהוגש לי המסמך פרוטוקול ישיבת הנהלת התאגיד מיום **18/11/2025** שהוצא על ידי התאגיד **AM INVESTMENTS AND CONSTRUCTION FL, LLC** כראיה בכתב, להנחת דעתי, לשם הוכחת רשותו לחתום כאמור.

לראיה אני מאמת את חתימתו של מר **ניר מאיר ישראלי**, בחתימת ידי ובחותמי, היום, **03/08/2026**.

שכר נוטריון 351 ₪ (לפני מע"מ)

שכר נוטריון 414 ₪ (כולל מע"מ)

חותם הנוטריון וחתימה



Handwritten signature of Yaniv Kashi.



APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

STATE OF ISRAEL

This public document

2. Has been signed by

Advocate

Yaniv Kasha

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

03-08-2026

7. By an official appointed by

Minister of Justice under the

Notaries Law, 1976.

8. Serial number

679332

9. Seal/Stamp

10. Signature



1. מדינת ישראל

מסמך ציבורי זה

2. נחתם בידי

עו"ד יניב קאש

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 679332

9. החותם / החותמת

10. חתימת

מיכל בוניאל
MICHAL BONIEL

בית משפט מחוזי ת"א
DISTRICT COURT
OF TEL AVIV

03-08-2026

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