

8/31/2026 3:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539253

Doc Stamp-Deed: \$112.00

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-1227

Parcel Identification No 1120161314

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WARRANTY DEED

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

This indenture made the **31st day of August, 2026** between **Parrino Investments LLC, a Florida Limited Liability Company**, whose post office address is **5625 Deepdale Drive, Orlando, FL 32821**, Grantor, to **Haim Ifergan, a married man**, whose post office address is **24-Ha-Khartsit St., Elyachin, 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 14, Block 1613, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page 16, 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:

CVega
WITNESS 1
Print name: Carla Vega
Address: 826 Alpine Ct,
Kissimmee, FL, 34758

Parrino Investments LLC, a Florida Limited Liability Company

By: Gian Paul Parrino
Gian P. Parrino, Manager

ALEIDA MARRERO
WITNESS 2
Print name: ALEIDA MARRERO
Address: 826 ALPINE Ct
KISSIMMEE, FL 34758

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2026, by Gian P. Parrino, Manager of Parrino Investments LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced driver license as identification.

CVega
Signature of Notary Public

Carla Vega Delgado
Print, Type/Stamp Name of Notary

