

9/3/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541183

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-1211

Doc Stamp-Deed: \$105.00

Parcel Identification No 0988-01-2505

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WARRANTY DEED

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

This indenture made the **3rd day of september, 2026** between **Barnhart Investments LLC, a Florida Limited Liability Company**, whose post office address is **2644 Fairmont Cove Court, Cape Coral, FL 33991**, 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 5, Block 125, 8th Addition to Port Charlotte Subdivision, according to 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:

Martina Hartwich
WITNESS 1
Print name: MARTINA HARTWICH
Address: 1140 SW 36th St
APT 602, FL 33914

Barnhart Investments LLC, a Florida Limited Liability Company

By: [Signature]
Brian W. Barnhart, Manager

Bruce S. Peble
WITNESS 2
Print name: BRUCE S. PEBLE
Address: 739 SW 5th St
CAPE CORAL FL 33901

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of August, 2026, by Brian W. Barnhart, Manager of Barnhart Investments LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Martina Hartwich
Signature of Notary Public

Martina Hartwich
Print, Type/Stamp Name of Notary

