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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541224

Doc Stamp-Deed: \$122.50

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-1237

Parcel Identification No: 1120-15-6608

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WARRANTY DEED

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

This indenture made the 3rd day of September, 2026 between Ingrid Herma Martha James, a single woman Individually and as Trustee of Idjames Living Trust dated December 5, 2023, and as restated on April 9, 2024, whose post office address is 6658 Oakbrook Circle, Bradenton, FL 34202, Grantor, to Guy Frieling, a married man, whose post office address is Rishon LeTsiyon St, 10 Petah Tikva, 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 8, Block 1566, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 6658 Oakbrook Circle, Bradenton, FL 34202.

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:

Christina Gaskill

WITNESS 1

Print name: Christina Gaskill

Address: 5145 Ocean Blvd.
Sarasota, FL 34242

WITNESS 2

Print name: Carlos Tapia

Address: 3538 Lauren Court
Ellenton FL 34222

Idjames Living Trust dated December 5, 2023,
and as restated on April 9, 2024

Ingrid Herma Martha James
Ingrid Herma Martha James, Individually
And as Trustee

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
01 day of September 2026, by Ingrid Herma Martha James, Trustee of Idjames Living Trust dated December 5, 2023,
and as restated on April 9, 2024, who is personally known or has produced identification
type: Driver License.

[Signature]

Notary Public

Printed Name: Carlos Tapia

(Notary Seal)

