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9/10/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543385

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-1229

Doc Stamp-Deed: \$117.60

Parcel Identification No 0988013345

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WARRANTY DEED

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

This indenture made the 10th day of September, 2026 between Mineolla Tex Investment LLC, a Florida Limited Liability Company, whose post office address is 1809 Westover Reserve Blvd., Windermere, FL 34786, 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 45, Block 133, Eight 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.

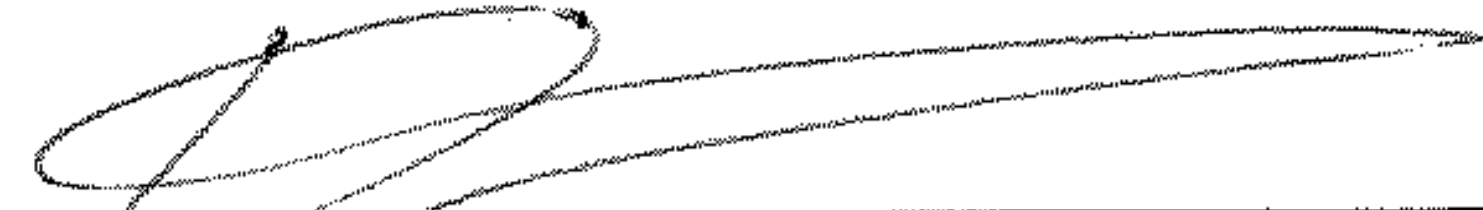
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS 1

Print name: Daniel Schlosser

Address: 7512 Dr Phillips Blvd
#50 Orlando FL 32819

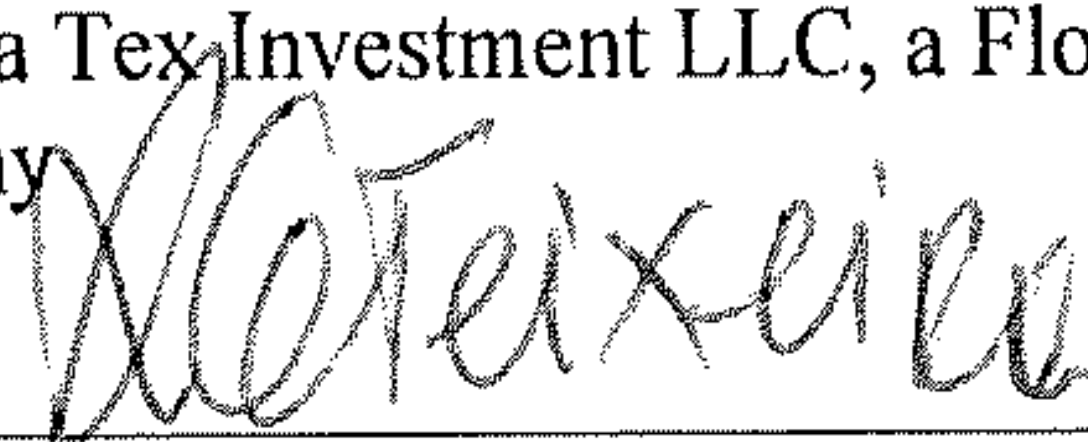


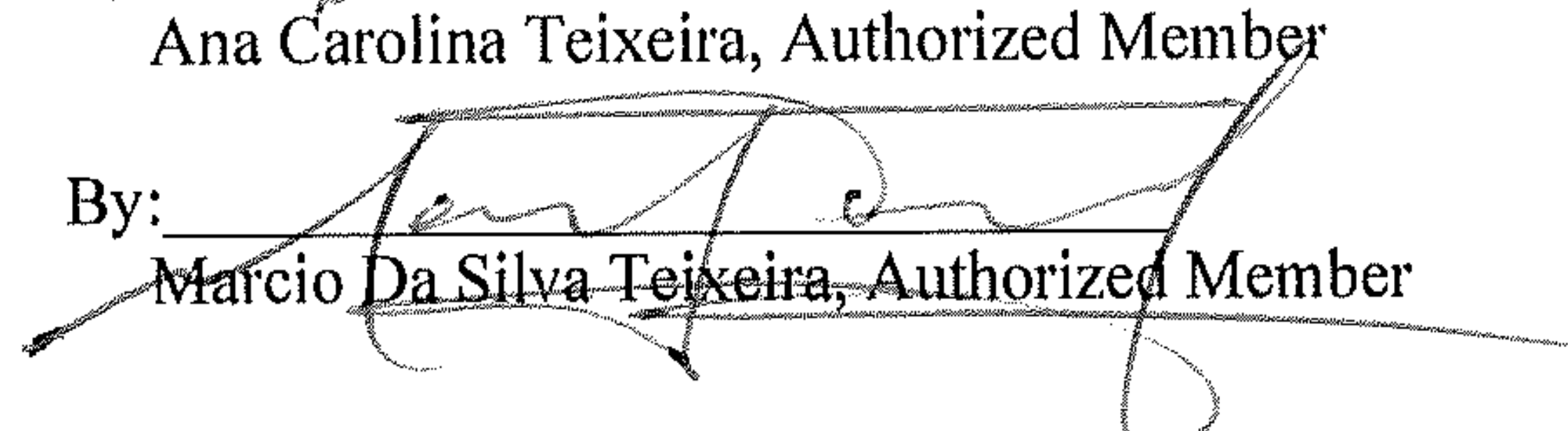
WITNESS 2

Print name: Drue Amrathal

Address: 7512 Dr Phillips Blvd
#50 Orlando FL 32819

Mineolla Tex Investment LLC, a Florida Limited Liability
Company

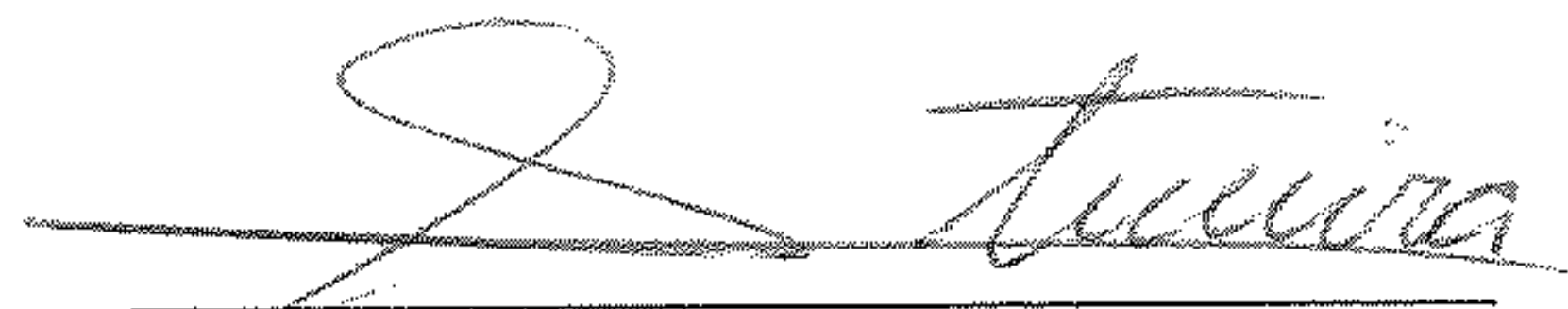
By: 
Ana Carolina Teixeira, Authorized Member

By: 
Marcio Da Silva Teixeira, Authorized Member

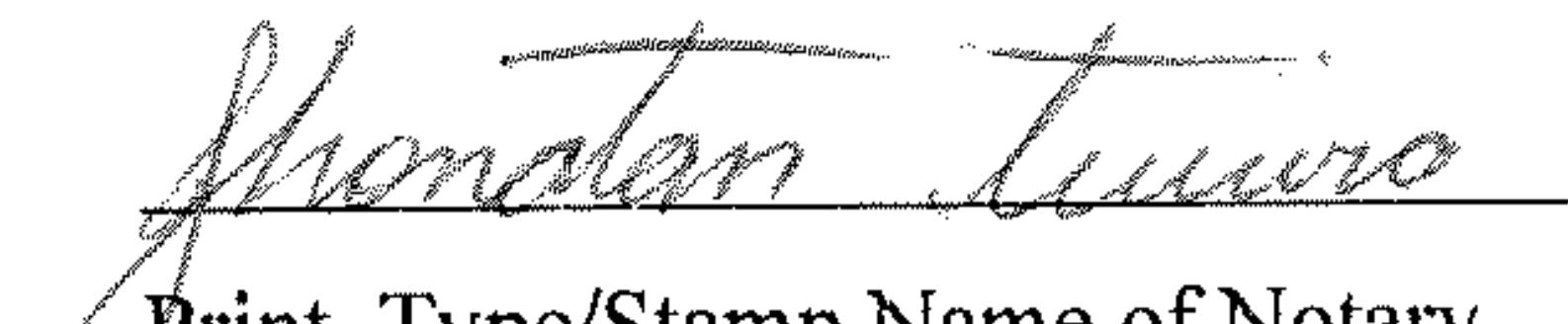
STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 2nd day of September, 2026, by Ana Carolina Teixeira and Marcio Da Silva Teixeira, Authorized Members of Mineolla Tex Investment LLC, a FL Limited Liability Company, on behalf of the company, (☐) who is/are personally known to me or (☒) who has/have produced FL driver license as identification.



Signature of Notary Public



Print, Type/Stamp Name of Notary



JHONATAN TEIXEIRA
Notary Public
State of Florida
Comm# HH817452
Expires 6/24/2030