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INSTRUMENT # 2026123640 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543548

Doc Stamp-Deed: \$121.10

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-1232

Parcel Identification No 1137-17-4216

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WARRANTY DEED

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

This indenture made the **10th day of September, 2026** between **Sigma Infinity LLC, a Florida Limited Liability Company**, whose post office address is **12405 Parigi Way, Sarasota, FL 34238**, 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 16, Block 1742, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 18, 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.

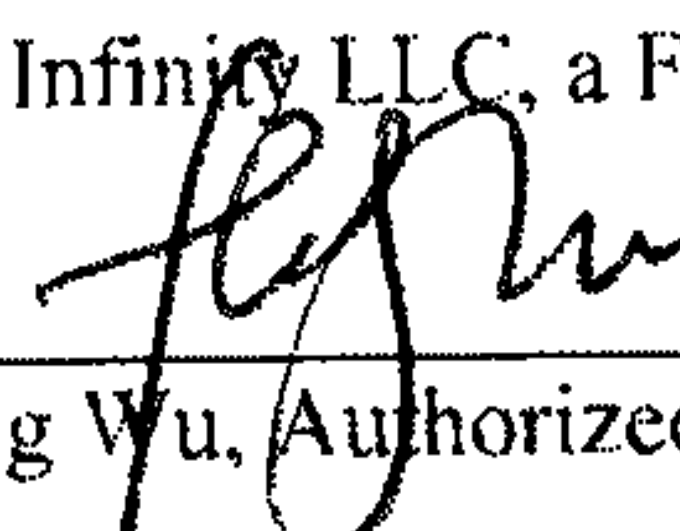
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1
Print name: Leslie Walden
Address: 13801 Jannan Tr
North Port, FL 34287


WITNESS 2
Print name: Lisa K Hillman
Address: 13801 Jannan Tr
North Port, FL 34287

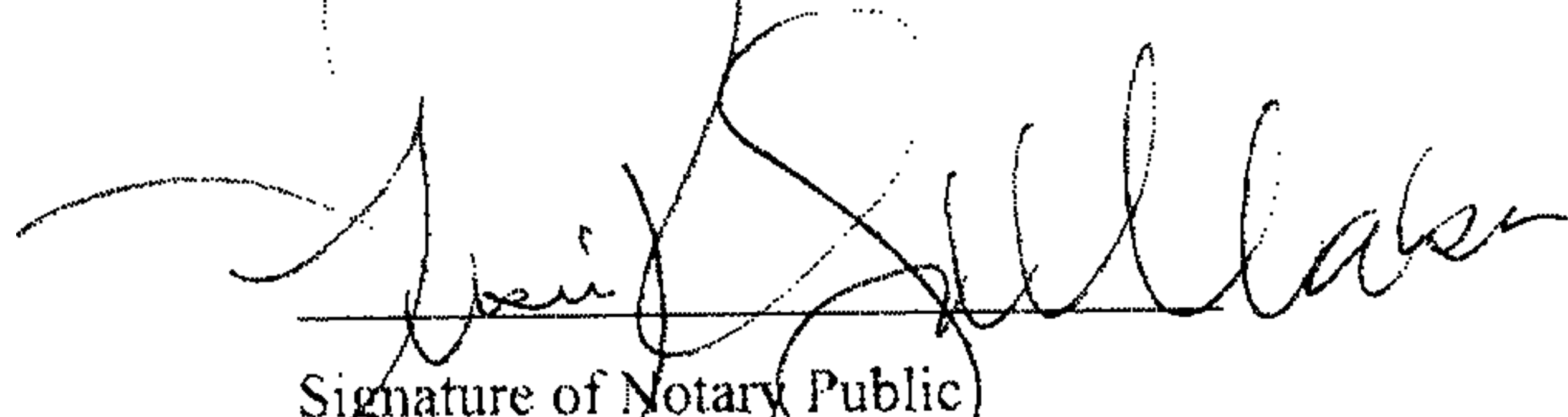
Sigma Infinity LLC, a Florida Limited Liability Company

By: 
Feng Wu, Authorized Member

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Friday of August, 2026, by Feng Wu, Authorized Member of Sigma Infinity LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced SI DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



LESLIE RENE GOERNDT-WALSH
Commission # HH 614849
Expires January 11, 2029