

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Ninety-Four Thousand And No/100 DOLLARS (\$294,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Gyan Investments, LLC, a Georgia Limited Liability Company** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **ARMM Asset Company 2 LLC, a Delaware limited liability company** (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 22, ACCORDING TO THE SURVEY OF CHESSER RESERVE, PHASE II, AS RECORDED IN MAP BOOK 46, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 249 Chesser Reserve Dr, Chelsea, AL 35043
APN/Parcel ID: 09 8 27 0 008 022.000

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, GRANTEE'S heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.



IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 23 day of October, 2024.

Gyan Investments, LLC, a Georgia Limited Liability Company

BY: _____

Itzhak Yaniv

Member

STATE OF ISRAEL

COUNTY OF _____

I, Osher Ben-Ezri, a Notary Public, do hereby certify that Itzhak Yaniv as Member for Gyan Investments, LLC, a Georgia Limited Liability Company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this this 23 day of October, 2024

Notary Public **OSHER**
Witness my hand and official seal.
My Commission Expires _____

Grantor's Address: Egoz 23 St Neve Monosson/ Yehud, ISRAEL 6019000

Grantee's Address: 5001 Plaza on the Lake Ste 200, Austin, TX 78746

Property Address: 249 Chesser Reserve Dr, Chelsea, AL 35043

Serial No. 46/2024
Form No. 2

מספר סידורי 46/2024
טופס מס' 2

**AUTHENTICATION OF SIGNATURE
OF A PERSON SIGNING ON BEHALF
OF A BODY CORPORATE OR IN THE
NAME OF ANOTHER PERSON**

I, the undersigned, Osher Ben-Ezri, Notary holding license no. 2105560, hereby certify that on October 23rd, 2024 appeared before me at the address 18 Shaked St., Yehud-Monosson, Israel, Mr. Itzhak Yaniv,

- ☐ who is known to me personally
☒ whose identity has been proven to me by Israeli passport number 22184763 issued on June 10th, 2015.

And I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached document marked with the letter A.

☒ on behalf of Gyan Investments LLC., a Georgia Limited Liability Company number 39-2079230 located at 23 Egoz St., Yehud-Monosson, Israel.

☐ in his capacity as guardian/ trustee/ other capacity of
ID no. at the address

☐ on behalf of ID no.
..... at the address

I confirm that I have been submitted the Operating Agreement dated November 4, 2016 as written evidence, to my satisfaction, for the purpose of proving his competence to sign as aforesaid.

In witness whereof, I hereby authenticate the signature of Mr. Itzhak Yaniv by my own signature and seal this day October 23rd, 2024

Notary fee 303 NIS

חתימת הנוטריון
SIGNATURE

**אימות חתימתו של אדם בשם תאגיד
או בשם אדם אחר**

אני החתום מטה, אושר בן-עזרי, נוטריון בעל רישיון מספר 2105560 מאשר כי ביום 23 באוקטובר, 2024 ניצב לפני בכתובת רחוב שקד 18, יהוד מונוססון, ישראל, מר יצחק יניב

- ☐ המוכר/ת לי באופן אישי
☒ שזהותו/ה הוכחה לי על פי דרכון ישראלי מספר 22184763 שהונפק ביום 10.6.2015.

ושוכנעתי כי הניצב בפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות A

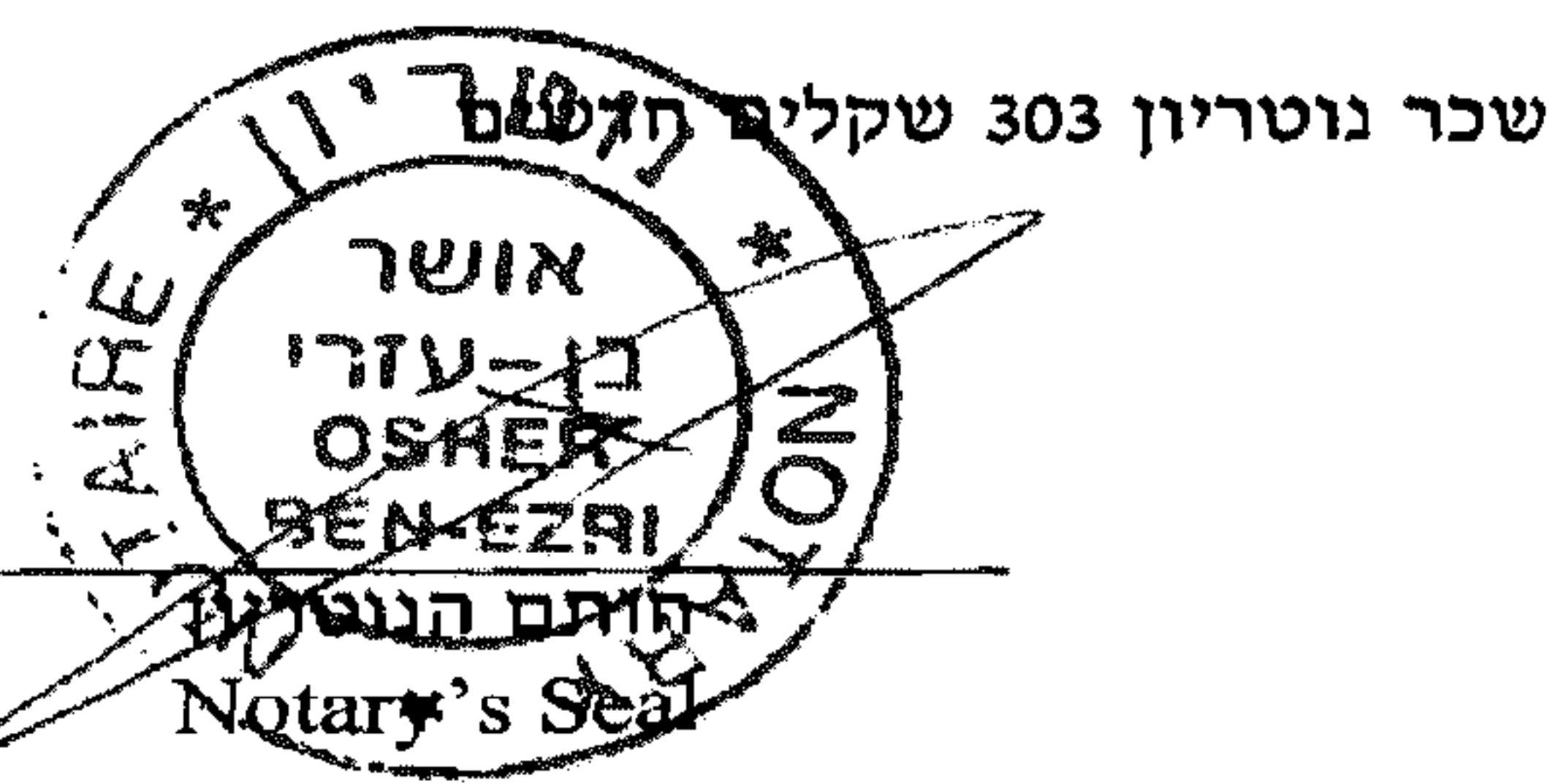
☒ בשם התאגיד Gyan Investments LLC, חברה באחריות מוגבלת הרשומה בג'ורג'יה, ארצות הברית, שמספרה 39-2079230 בכתובת אגוז 23, יהוד מונוססון, ישראל

☐ בתפקיד אפוטרופוס / בתפקיד נאמן / בתפקיד אחר.....של.....
ת.ז. בכתובת

☐ בשם הזולת
ת.ז. בכתובת

אני מאשר שהוגש לי הסכם הפעלה מיום 4.11.2016 כראיה בכתב, להנחת דעתי, לשם הוכחת רשותו לחתום כאמור.

לראיה אני מאמת את חתימתו של מר יצחק יניב בחתימת ידי ובחותמי, היום 23 באוקטובר, 2024.



קארין חזן KARIN CHAZAN	27-10-2024	פתח תקוה PETAH TIKVA
APOSTILLE (Convention de la Haye du 5 Octobre 1961)		
1. STATE OF ISRAEL		
This public document		
2. Has been signed by		
Advocate <u>Oshar Ben-Ezri</u>		
3. Acting in capacity of Notary		
4. Bears the seal/stamp of		
the above Notary		
Certified		
5. At the Magistrates Court of Petah Tikva		
6. Date <u>27-10-2024</u>		
7. By an official appointed by		
Minister of Justice under the		
Notaries Law, 1976.		
8. Serial number <u>4747217</u>		
9. Signature <u>KARIN CHAZAN</u>		
27-10-2024		
פתח תקוה PETAH TIKVA		

קארין חזן KARIN CHAZAN	27-10-2024	פתח תקוה PETAH TIKVA
מסמך ציבורי זה		
2. נחתם בידי		
עו"ד <u>אשר בן-58</u>		
3. המכהן בתור נוטריון.		
4. נושא את החותם/החותמת		
של הנוטריון הנ"ל		
אושר		
5. בבית משפט השלום בפתח תקוה		
6. ביום <u>27-10-2024</u>		
7. על ידי מי שמונה בידי שר		
המשפטים לפי חוק הנוטריונים,		
התשל"ז - 1976		
8. מס' סידורי <u>4747217</u>		
9. החותם / החותמת		
קארין חזן		
KARIN CHAZAN		
27-10-2024		
פתח תקוה PETAH TIKVA		

מסמך ציבורי זה

2. נחתם בידי

עו"ד אשר בן-58

3. המכהן בתור נוטריון.

4. נושא את החותם/החותמת

של הנוטריון הנ"ל

אושר

5. בבית משפט השלום בפתח תקוה

6. ביום 27-10-2024

7. על ידי מי שמונה בידי שר

המשפטים לפי חוק הנוטריונים,

התשל"ז - 1976

8. מס' סידורי 4747217

9. החותם / החותמת

קארין חזן

KARIN CHAZAN

27-10-2024

פתח תקוה
PETAH TIKVA

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/05/2024 08:38:43 AM
 \$328.00 DANIEL
 20241105000344450



Ali S. Bagel

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Gyan Investments, LLC, a Georgia
 Limited Liability Company

Grantee's Name: ARMM Asset Company 2 LLC, a
 Delaware limited liability company

Mailing Address: Egoz 23 St Neve Monosson/
 Yehud, ISRAEL 6019000

Mailing Address: 5001 Plaza on the Lake Ste 200
 Austin, TX 78746

Property Address: 249 Chesser Reserve Dr
 Chelsea, AL 35043

Date of Sale: October 31, 2024
 Total Purchase Price: \$294,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other: _____

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: October 23, 2024

Print: ITZHAK YANIV

Unattested

Ali Hagman
 (verified by)

Sign:

[Signature]

(Grantor/Grantee/Owner/Agent) circle one