

4/1/2026 4:37 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474917

Doc Stamp-Deed: \$2,800.00

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

File No.: VEN-2026-1471
Parcel ID Number: 1138-17-3941

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of March, 2026 between Dori Homes Group LLC, a Florida Limited Liability Company, whose post office address is 4450 Sheridan Avenue, Miami Beach, FL 33140, of the County of Miami-Dade, State of Florida, Grantor, to Samuel John Strube, Jr and Jennifer Ann Strube, husband and wife, as tenants by the entirety, whose post office address is 3429 Johannesburg Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 41, Block 1739, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

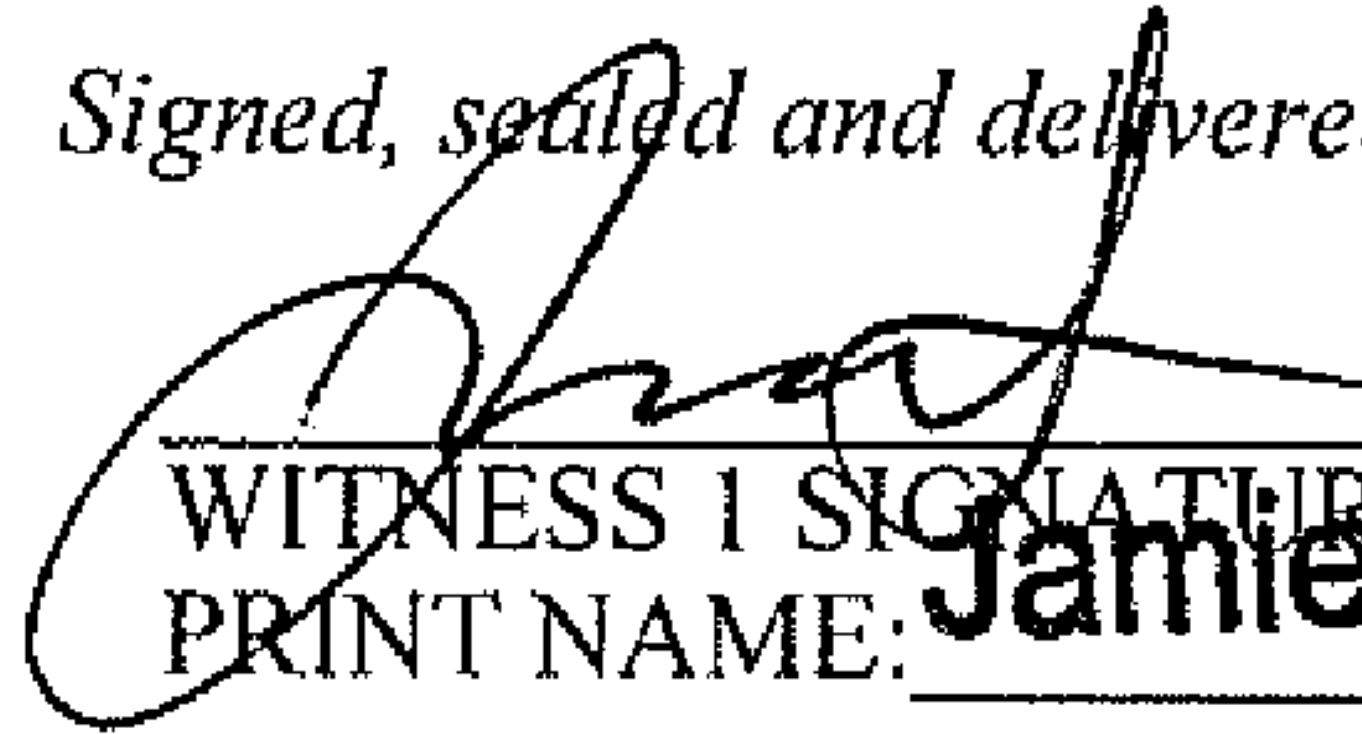
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees 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 SIGNATURE
PRINT NAME: Jamie Murphy

Dori Homes Group LLC, a Florida Limited Liability Company

By: 
Yoram Dori, Manager

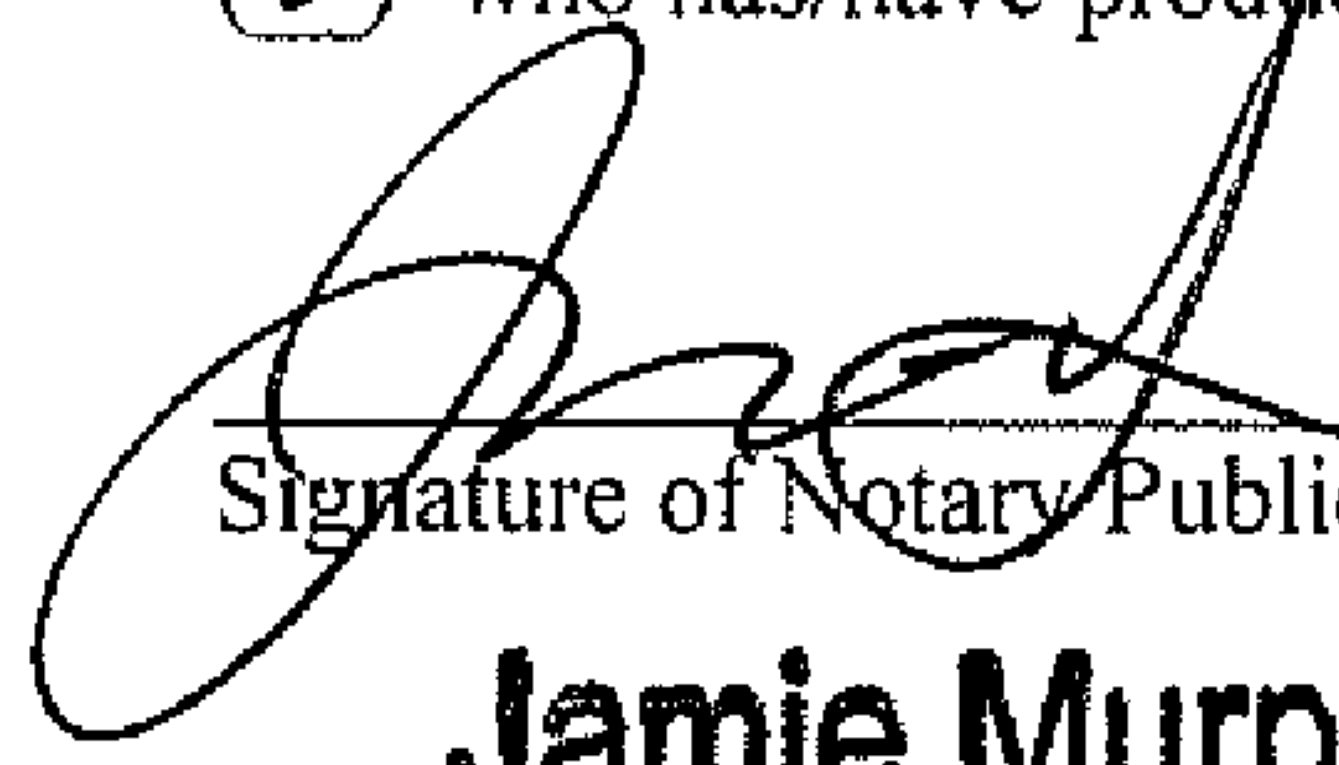
WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

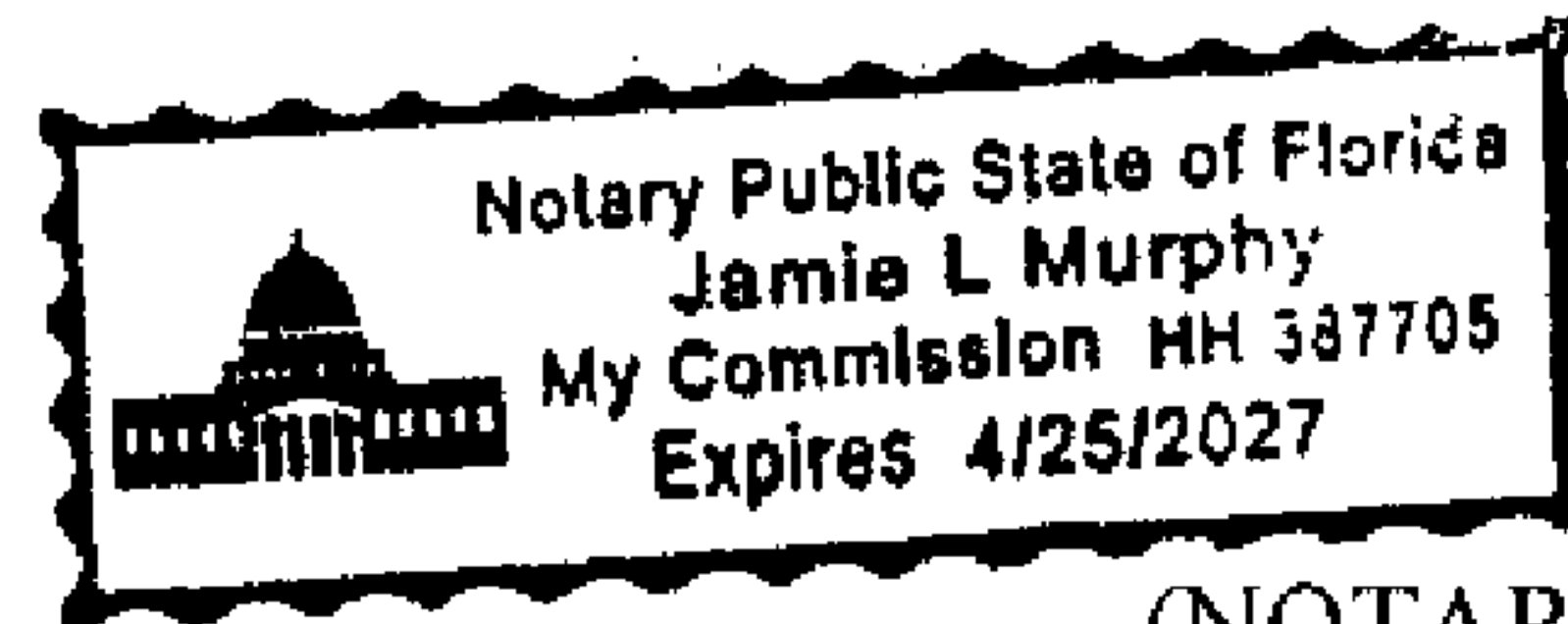

WITNESS 2 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of March, 2026, by Yoram Dori, Manager of Dori Homes Group LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.


Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary



(NOTARY SEAL)