

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058692 2 PG(S)**

5/1/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488589

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

Doc Stamp-Deed: \$126.00

File No.: VEN-2026-2019  
Parcel ID Number: 1122102435

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 30th day of April, 2026 between Daniel Parent, a single man, whose post office address is 1205 Desert Hills Drive, Sun City Center, FL 33573, of the County of Hillsborough, State of Florida, Grantor, to 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, 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 35, Block 1024, 21st Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 9, 9A through 9I, inclusive, 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 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:

*Alyssa L Walters*  
WITNESS 1 SIGNATURE  
PRINT NAME: Alyssa L Walters

*Daniel Parent*  
Daniel Parent

WITNESS 1 ADDRESS:  
5509 Apperton Shore Dr  
Apollo Beach FL 33572

*Clover Hemmings*  
WITNESS 2 SIGNATURE  
PRINT NAME: Clover Hemmings

WITNESS 2 ADDRESS:  
1776 Blair Castle Cir  
Ruskin FL 33570

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of April, 2026, by Daniel Parent,  who is/are personally known to me or  who has/have produced FL DL as identification.

*Alyssa L Walters*  
Signature of Notary Public

Alyssa L Walters  
Print, Type/Stamp Name of Notary



ALYSSA L. WALTERS  
Notary Public, State of Florida  
My Comm. Expires March 05, 2027  
Commission No. HH 782208

(NOTARY SEAL)