

5/11/2026 3:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492529

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

Doc Stamp-Deed: \$2,205.00

File No.: VEN-2026-2027
Parcel ID Number: 0959-11-9406

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WARRANTY DEED

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

This indenture made the **11th day of May, 2026** between **DCA Florida Homes 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 **Cynthia Lynn Kelly, an unmarried woman, and Michael Philip Hart, a single man, as joint tenants with right of survivorship**, whose post office address is **4310 North Riverdale Drive, McHenry, IL 60051**, of the County of McHenry, State of Illinois, 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 6, Block 1194, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 2, 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:

Albanie Gant

WITNESS 1 SIGNATURE

PRINT NAME: Albanie Gant

WITNESS 1 ADDRESS:

103 TOKALAUN DR.,

HUTTO, TX 78634

Lashondra Gant

WITNESS 2 SIGNATURE

PRINT NAME: Lashondra Gant

WITNESS 2 ADDRESS:

103 TOKALAUN DR.

HUTTO, TX 78634

DCA Florida Homes LLC, a Florida
Limited Liability Company

By: Yoram Dori, Manager 05/08/2026

Yoram Dori, Manager

STATE OF Texas

COUNTY OF Williamson

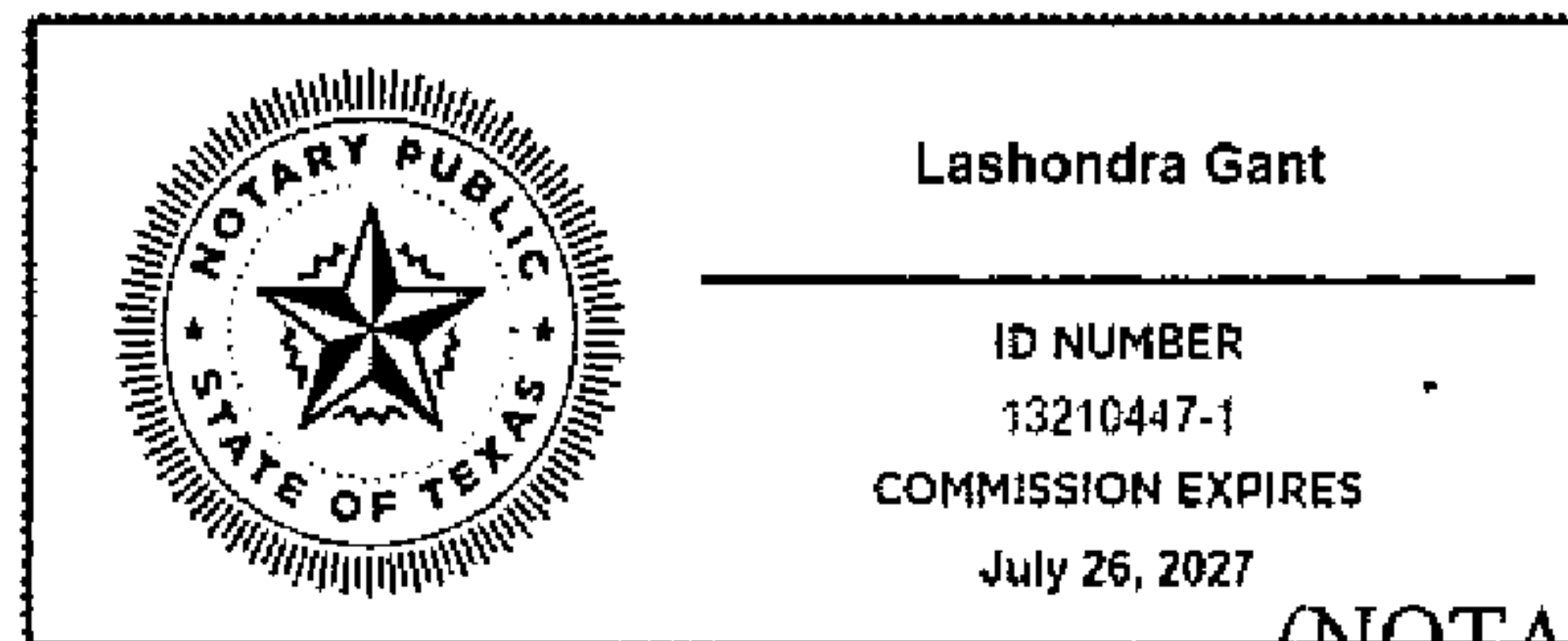
The foregoing instrument was acknowledged before me by means of online notarization, this 08 day of May, 2026, by Yoram Dori and ~~Yoram Dori~~ Yoram Dori, Managers of DCA Florida Homes, a FL Limited Liability Company, on behalf of the company, who have produced DRIVERS LICENSE as identification.

Lashondra Gant

Signature of Notary Public

Lashondra Gant

Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Electronically signed and notarized online using the Proof platform.

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:

Robin Fulghum

WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

DCA Florida Homes LLC, a Florida
Limited Liability Company

WITNESS 1 ADDRESS:
13518 Deer Creek Rd
Ashland, VA 23005

By: Ben Arviv
Ben Arviv, Manager

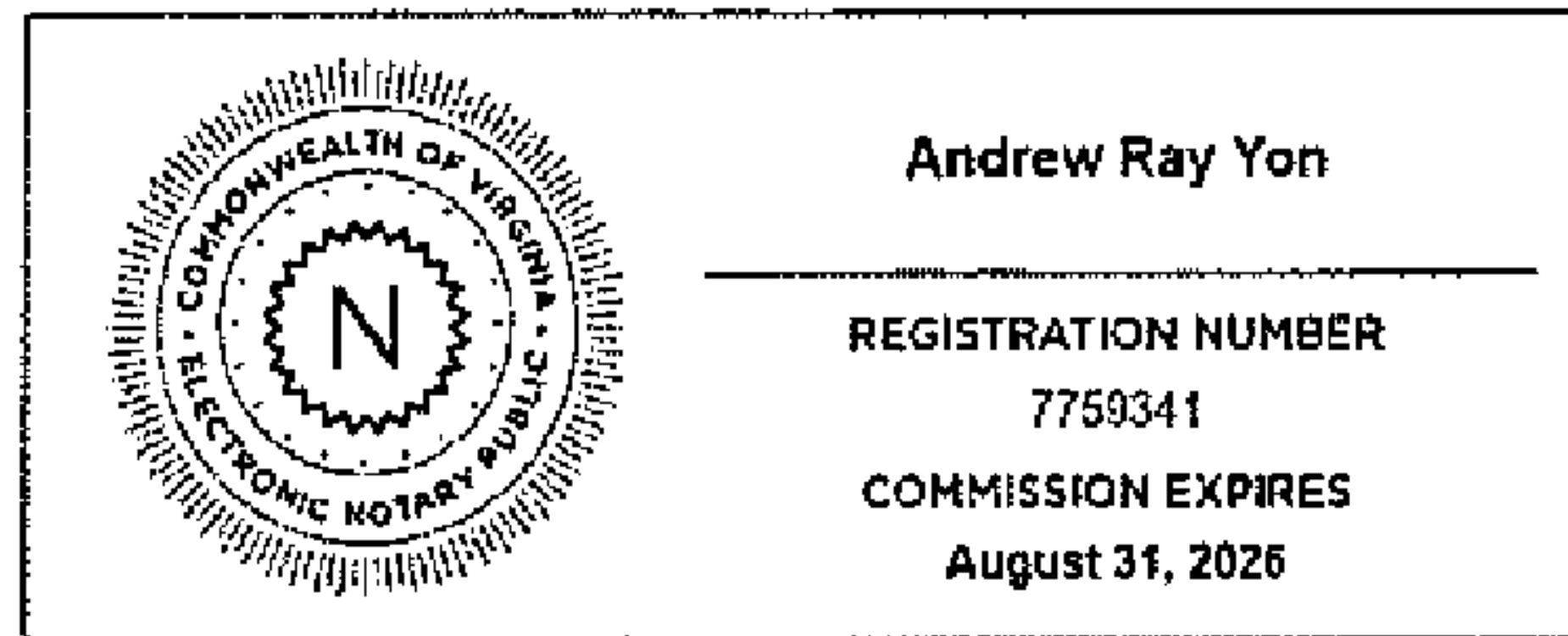
Andrew Ray Yon
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of online notarization, this 11th day of May, 2026, by Ben Arviv, Manager of DCA Florida Homes, a FL Limited Liability Company, on behalf of the company, who has/have produced Driver's License as identification.

Andrew Ray Yon
Signature of Notary Public
Andrew Ray Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication