

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067125 2 PG(S)**

Prepared by and return to:
Christine F. Wright
Wright Law Firm, P.A.
923 Del Prado Boulevard, Suite 205
Cape Coral, FL 33990
(239) 542-9955
File Number: **26-04002**
Will Call No.:

5/18/2026 4:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495806

Doc Stamp-Deed: \$1,540.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th day of May, 2026** between **DL Property Funding, LLC, a Florida Limited Liability Company** whose post office address is **12421 Muddy Creek Lane, Fort Myers, FL 33913**, grantor, and **Juliana Carrasquillo Rivera, a single woman, as joint tenants with the right of survivorship, and not as tenants in common and Jose Martinez Morales, a single man, as joint tenants with the right of survivorship, and not as tenants in common** whose post office address is **7527 Hanchey Street, North Port, FL 34287**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 11, Block 2514, 50th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Number: 0998251411

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

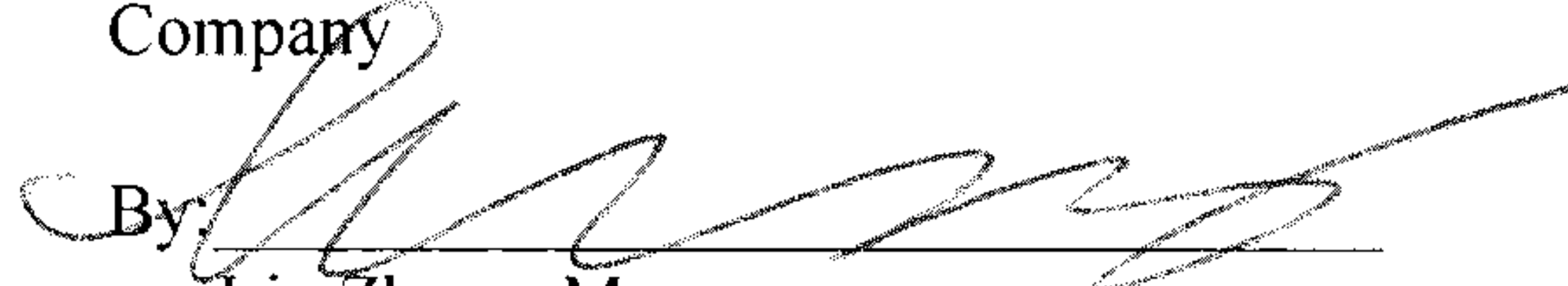
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2025**.

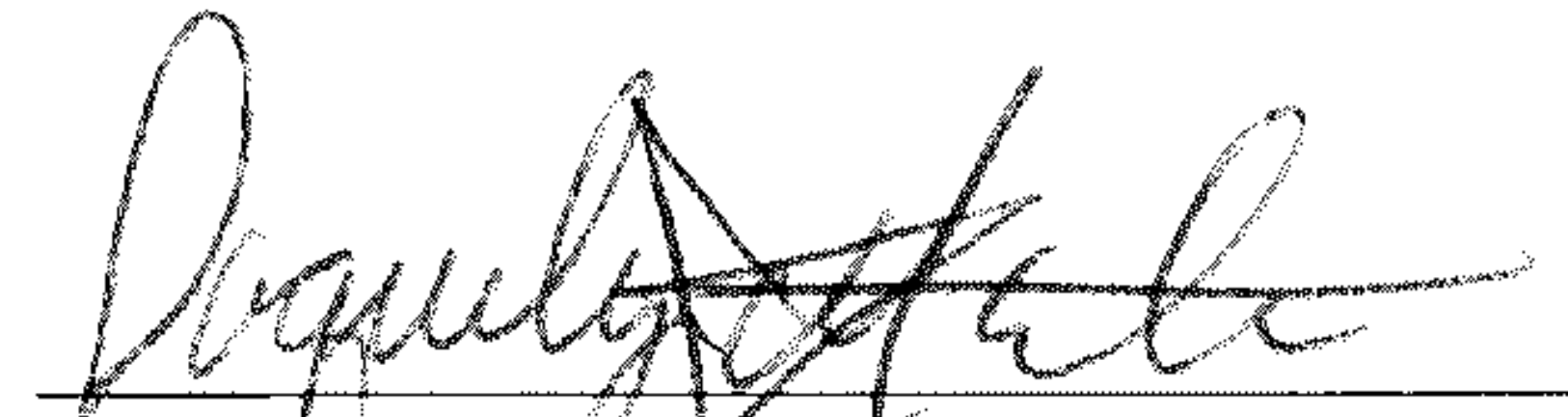
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Christine F. Wright
P.O. Address: 923 Del Prado Blvd
Cape Coral, FL, 33990

DL Property Funding, LLC, a Florida Limited Liability Company

By: 
Lin Zhang, Manager

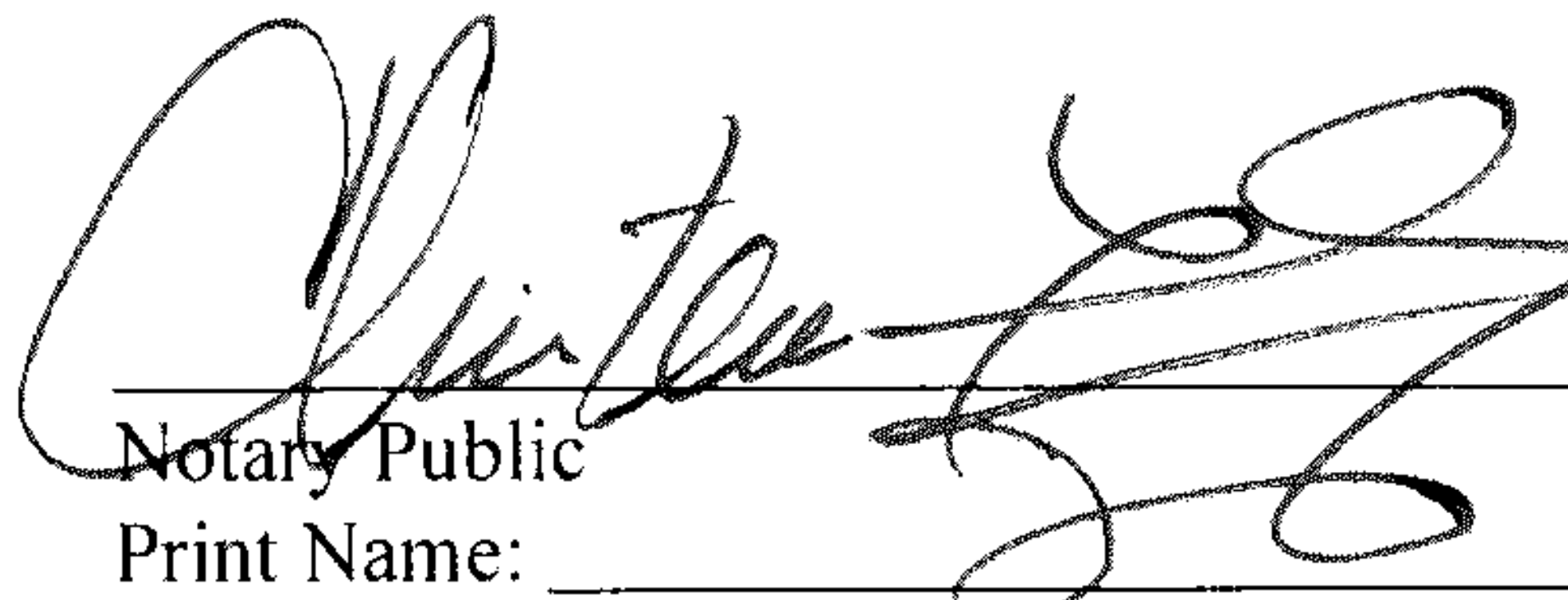

Witness
Printed Name: Jacquelyn Mata
P.O. Address: 923 Del Prado Blvd
Cape Coral, FL, 33990

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of May, 2026 by Lin Zhang, Manager of DL Property Funding, LLC who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____