

5/28/2026 4:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500094

Doc Stamp-Deed: \$2,272.90

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

File No.: VEN-2026-2047
Parcel ID Number: 1135086927

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WARRANTY DEED

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

This indenture made the 22nd day of May, 2026 between DCA FLORIDA HOMES LLC, a Florida Limited Liability Company, whose post office address is 560 Lincoln Road, Miami Beach, FL 33139, of the County of Miami-Dade, State of Florida, Grantor, to Mardelys Lopez Verdecia, a single woman, whose post office address is 611 North Brink Avenue, Sarasota, FL 34237, of the County of Sarasota, 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 27, Block 869, 16th Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 13, Page(s) 15 and 15A through 15H, 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 Grantee 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:

Robin Fulghum

WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

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

[Signature]

WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

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

DCA FLORIDA HOMES LLC, a Florida
Limited Liability Company

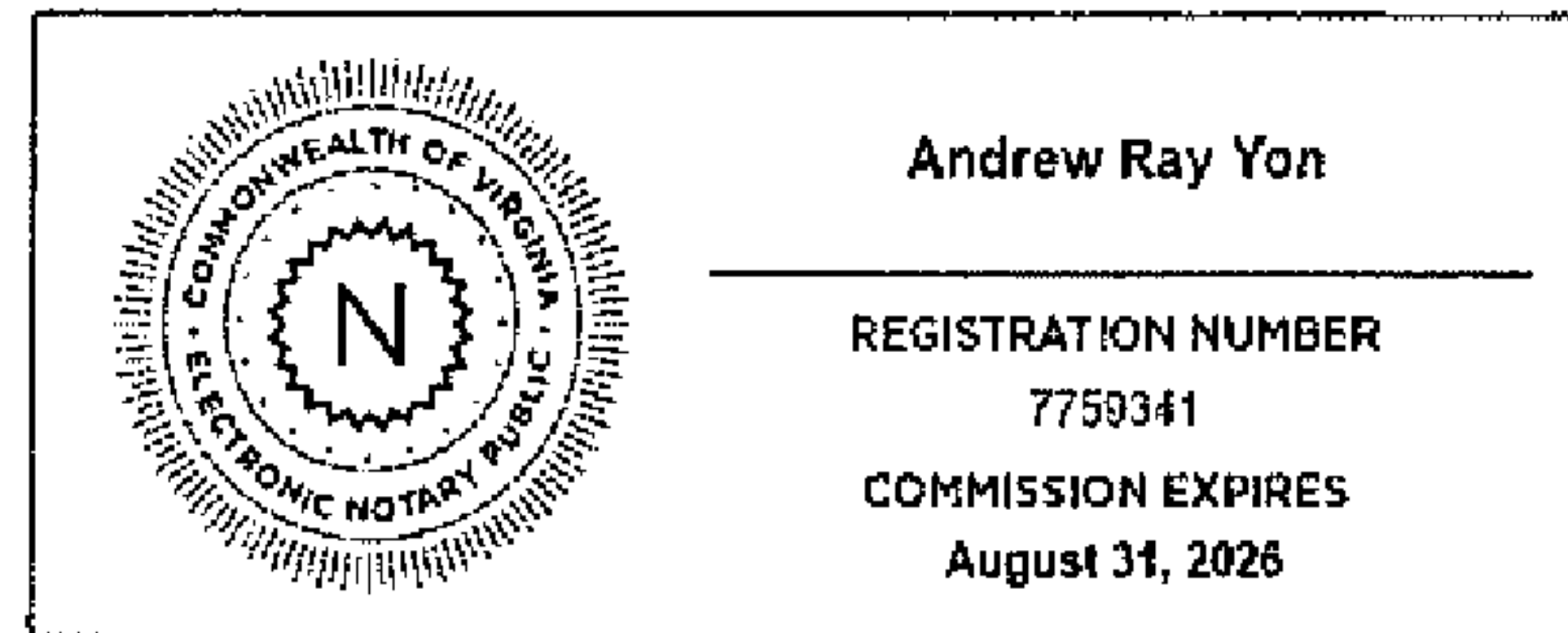
By: *[Signature]*
Yoram Dori, Manager

By: *Ben Arviv*
Ben Arviv, Manager

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of online notarization, this 22nd day of May, 2026, by Yoram Dori and Ben Arviv, Managers of DCA FLORIDA HOMES LLC, a FL Limited Liability Company, on behalf of the company, who has/have produced Driver's Licenses as identification.

[Signature]
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