

5/29/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500831

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-2026-2064  
Parcel ID Number: 0959116526

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## WARRANTY DEED

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

This indenture made the 29th day of May, 2026 between Marianne E. Kochis, a single woman, whose post office address is 9633 Valley View Road, Apt 2103, Macedonia, OH 44056, of the County of Summit, State of Ohio, Grantor, to DCA FLORIDA HOMES LLC, a Florida Limited Liability Company, whose post office address is 6800 Indian Creek Drive, Miami Beach, FL 33141, 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 26, Block 1165, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, 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:

Brandi Parker  
WITNESS 1 SIGNATURE  
PRINT NAME: Brandi Parker

Marianne E. Kochis  
Marianne E. Kochis

WITNESS 1 ADDRESS:  
2505 Coventry Dr  
Parma OH 44134

Sara Hannon  
WITNESS 2 SIGNATURE  
PRINT NAME: Sara Hannon

WITNESS 2 ADDRESS:  
2505 Coventry Dr  
Parma, OH 44134

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2026, by Marianne E. Kochis,  who is/are personally known to me or  who has/have produced Driver's License as identification.

Brandi Parker  
Signature of Notary Public  
Brandi Parker  
Print, Type/Stamp Name of Notary

(NOTARY SEAL)



BRANDI PARKER  
Notary Public  
State of Ohio  
My Comm. Expires  
January 2, 2027