

5/29/2026 4:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500854

Doc Stamp-Deed: \$119.00

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

File No.: VEN-2026-2060
Parcel ID Number: 0958113525

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WARRANTY DEED

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

This indenture made the 29th day of May, 2026 between Timmy Ling, a single man, whose post office address is 193 Firefly, Irvine, CA 92618, of the County of Orange, State of California, Grantor, to 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, 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 25, in Block 1135, of 25th Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 15, at Page 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:

Jeri Lynn Salazar
WITNESS 1 SIGNATURE
PRINT NAME: Jeri Lynn Salazar

Timmy Ling
Timmy Ling

WITNESS 1 ADDRESS:
14 Cintilar
Irvine CA 92620

Clarisse Payton Salazar
WITNESS 2 SIGNATURE
PRINT NAME: Clarisse Payton Salazar

WITNESS 2 ADDRESS:
14 Cintilar
Irvine CA 92620

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of May, 2026, by Timmy Ling, who is/are personally known to me or who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

See Attached Notary
Acknowledgment Certificate

(NOTARY SEAL)

CALIFORNIA ACKNOWLEDGMENT

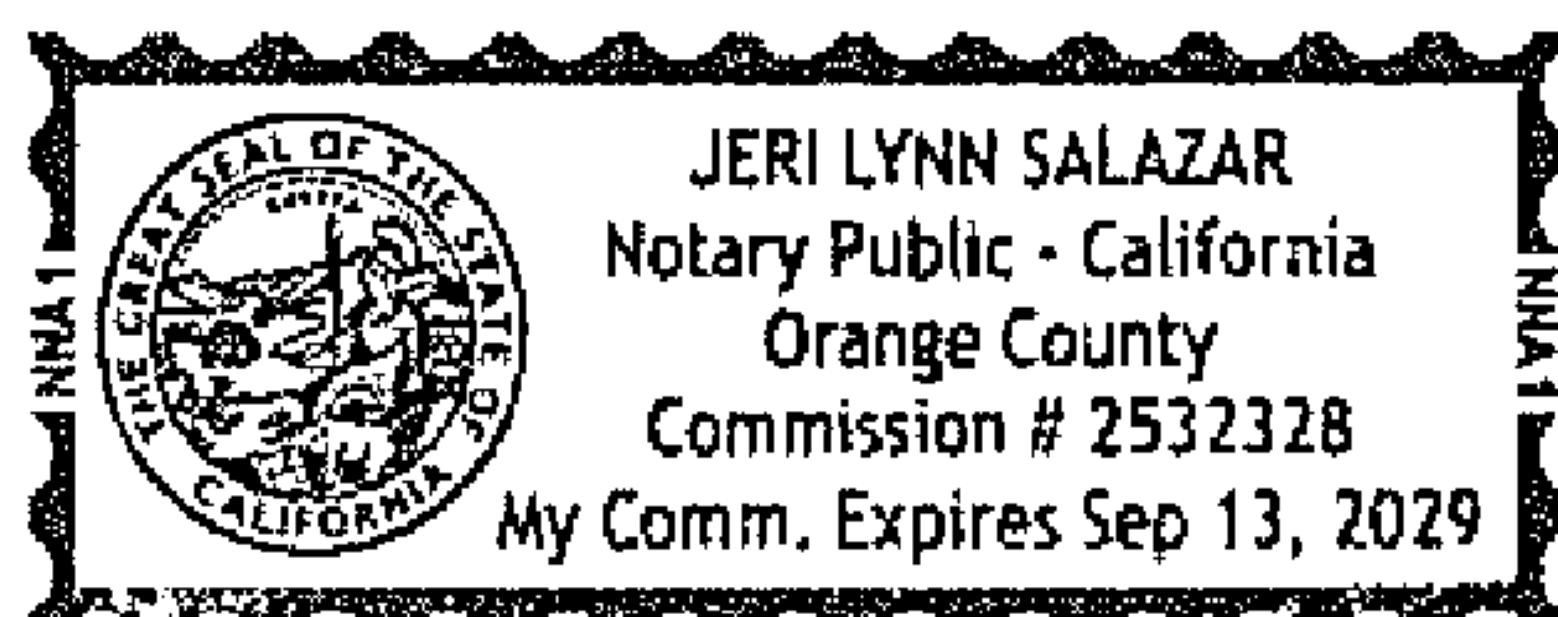
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On May 27, 2026 before me, Jeri Lynn Salazar, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Timmy Ling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeri Lynn Salazar
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 5/27/2026 Number of Pages: Two
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____