

6/1/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501196

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

Doc Stamp-Deed: \$115.50

File No.: VEN-2026-2055
Parcel ID Number: 0957117719

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WARRANTY DEED

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

This indenture made the **29th day of May, 2026** between **Scott Alan Ross, a married man**, whose post office address is **27700 Hickory Boulevard, Bonita Springs, FL 34134**, of the County of Lee, State of Florida, Grantor, to **DCA FLORIDA HOMES LLC, a Florida Limited Liability Company**, whose post office address is **6800 Indian Creek Dr, 603, 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 19, Block 1177, 25th Addition to Pport 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 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:

Toshia Dennis
WITNESS 1 SIGNATURE
PRINT NAME: Toshia Dennis

Scott Alan Ross
Scott Alan Ross

WITNESS 1 ADDRESS:
10104 Tropical DR
Bonita Springs FL 34135

F E
WITNESS 2 SIGNATURE
PRINT NAME: Francesca Espinoza

WITNESS 2 ADDRESS:
3296 Champion Ring Rd
Fort Myers FL 33905

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026, by Scott Alan Ross and Mary B. Ross, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Holly L White
Signature of Notary Public

Holly L White
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

