

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079515 2 PG(S)**

6/11/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506109

Doc Stamp-Deed: \$2,310.00

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

File No.: VEN-2026-2073
Parcel ID Number: 1144-07-3719

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 9th day of June, 2026 between 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, Grantor, to Edward C. Reyes and Jasmine Babe Reyes, husband and wife, as tenants by the entirety, whose post office address is 6809 Estate Lane, Fredericksburg, VA 22407, of the County of Spotsylvania, Commonwealth of Virginia, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 19, Block 737, TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Page(s) 8, 8A through 8V, 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 Grantees 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
Christopher Andrew Yon

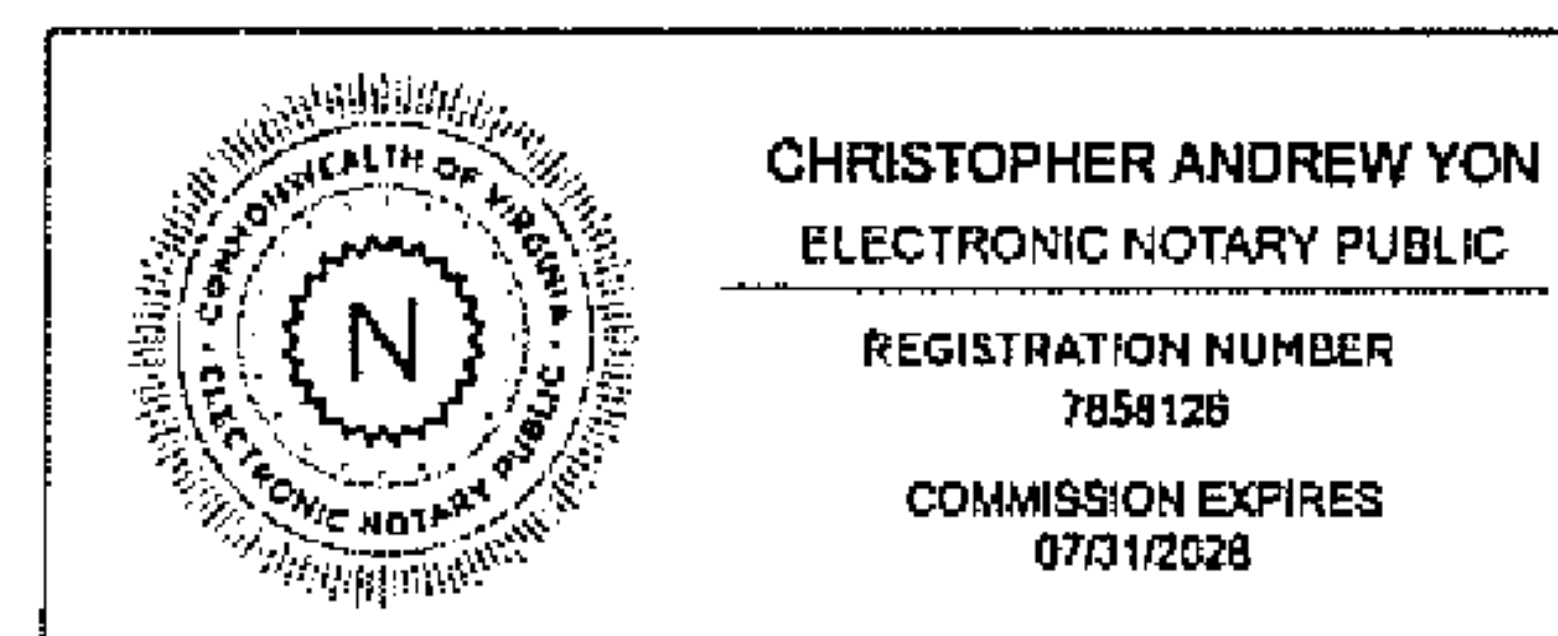
WITNESS 2 SIGNATURE
PRINT NAME: Christopher Yon

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

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of online notarization, this 9th day of June, 2026, by Ben Arviv, Manager of DCA FLORIDA HOMES LLC and Yoram Dori of DCA FLORIDA HOMES LLC, a FL Limited Liability Company, on behalf of the company, who has/have produced Driver License as identification.

Christopher Andrew Yon
Signature of Notary Public
Christopher Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication