

**RECORDED IN OFFICIAL RECORDS
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6/26/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513018

Doc Stamp-Deed: \$88.20

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

File No.: VEN-2026-2087
Parcel ID Number: 1143074818

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WARRANTY DEED

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

This indenture made the 26th day of June, 2026 between Maurbern Systems Inc., a Florida Corporation, whose post office address is 4919 Southeast 112th Street Road, Belleview, FL 34420, of the County of Marion, State of Florida, 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 18, Block 748, of TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, as recorded in Plat Book 13, Pages 8, 8A through 8V, inclusive, 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:

WITNESS 1 SIGNATURE

PRINT NAME: Tracy Benson

WITNESS 1 ADDRESS:

5407 SE 111th Street
Bellview FL 34420

WITNESS 2 SIGNATURE

PRINT NAME: Angela Medina

WITNESS 2 ADDRESS:

5407 SE 111th Street
Bellview FL 34420

STATE OF FLORIDA
COUNTY OF SARASOTA

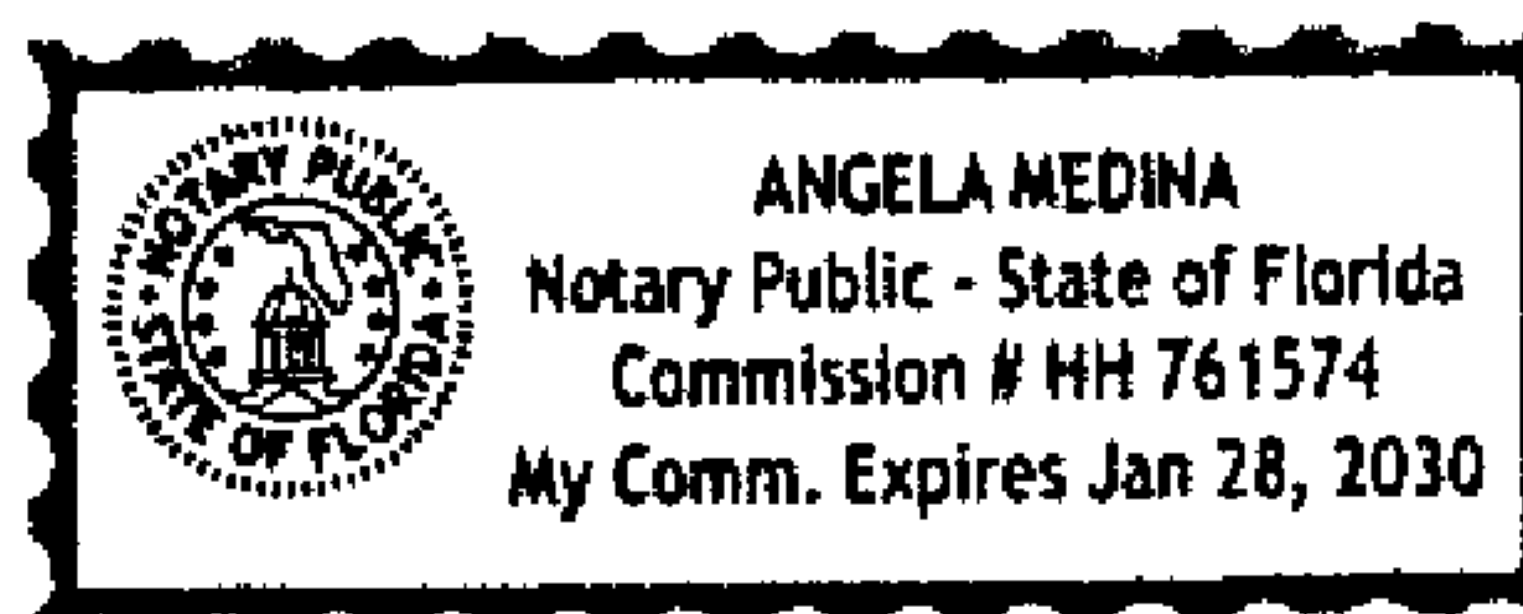
Maurbern Systems Inc., a Florida Corporation

By: [Signature]
Ronald Robertson, President

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2026, by Ronald Robertson, President of Maurbern Systems Inc., a FL Corporation, on behalf of the corporation, ☐ who is/are personally known to me or ☒ who has/have produced Florida State ID as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)