

7/15/2026 3:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520175

Doc Stamp-Deed: \$161.00

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

File No.: VEN-2026-2115
Parcel ID Number: 0958113501 & 0958113502

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of July, 2026 between Timothy John Dorr and Debra Marie Dorr a/k/a Debra M. Murphy, husband and wife, whose post office address is **45 Pine Tree Lane, Taunton, MA 02780**, of the County of Bristol, Commonwealth of Massachusetts, Grantors, 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 Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

PARCEL ID NUMBERS - 0958113502, 0958113501

Lots 1 & 2, Block 1135, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robin Rene' 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

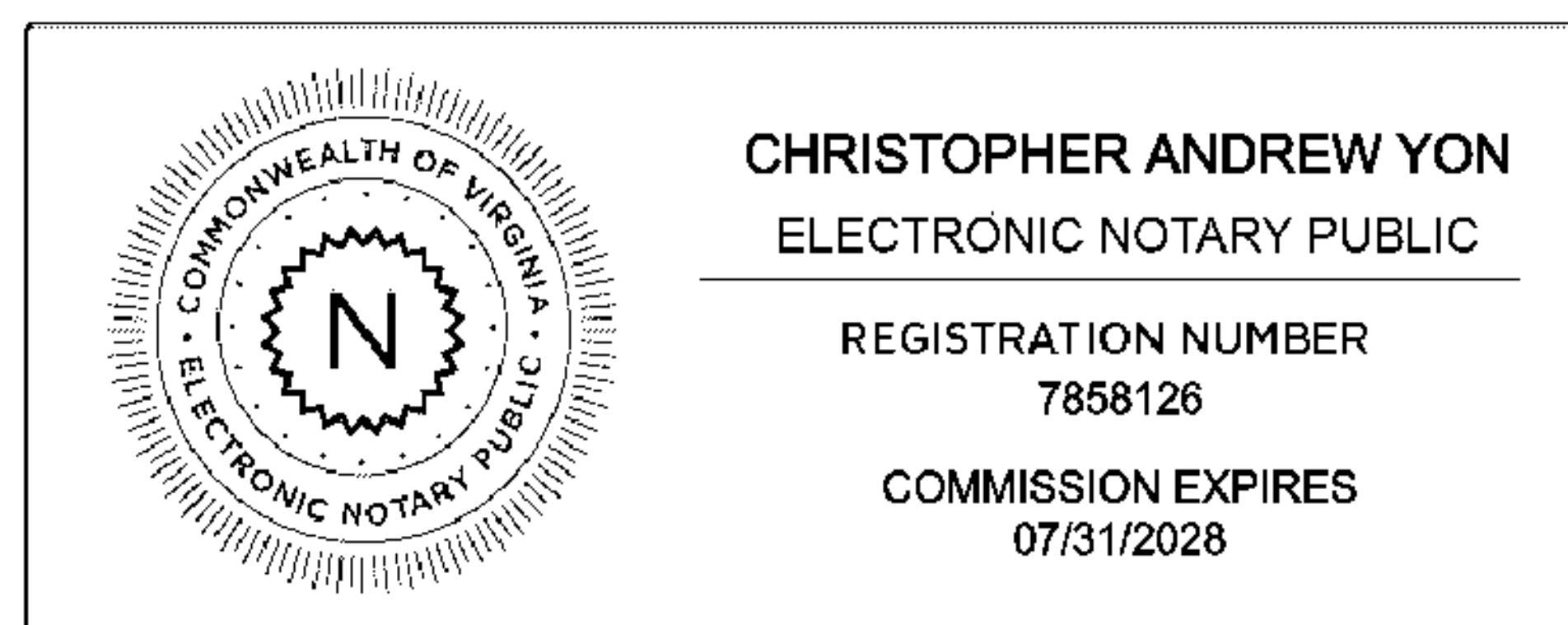
Timothy John Dorr
Timothy John Dorr

Debra Marie Dorr a/k/a Debra M. Murphy
Debra Marie Dorr a/k/a Debra M. Murphy

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of online notarization, this 14th day of July, 2026, by Timothy John Dorr and Debra Marie Dorr a/k/a Debra M. Murphy, 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