

7/15/2026 3:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520211

Doc Stamp-Deed: \$147.00

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

File No.: VEN-2026-2106
Parcel ID Number: 1119243144

[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 Philip D. Robinson, a married man, whose post office address is 974 River Wind Circle, Bradenton, FL 34212, of the County of Manatee, 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 44, Block 2431, FORTY-NINTH ADDITION TO PORT CHARLOTTE
SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21,
Page(s) 1, 1A through 1TT, 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:

Amanda Warren
WITNESS 1 SIGNATURE

PRINT NAME: Amanda Warren

Philip D. Robinson
Philip D. Robinson

WITNESS 1 ADDRESS:

1212 Venice Ave
Venice Ave 34285

Dana Johnstone
WITNESS 2 SIGNATURE

PRINT NAME: Dana Johnstone

WITNESS 2 ADDRESS:

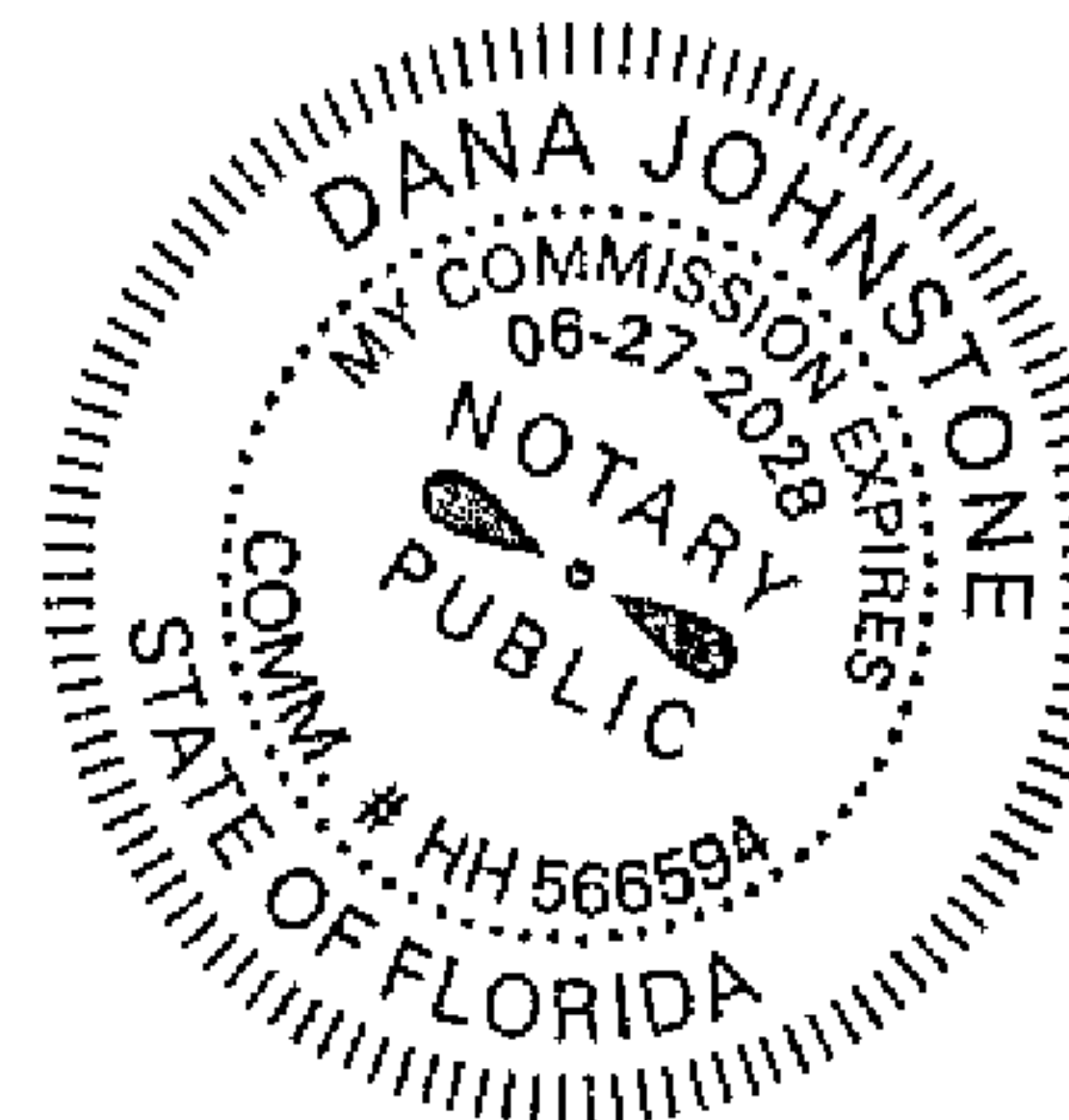
1212 Venice Ave
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of July, 2026, by Philip D. Robinson and Punthika Robinson, ☐ who is/are personally known to me or ☒ who has/have produced photo ID as identification.

Dana Johnstone
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)