

8/12/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531665

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

Doc Stamp-Deed: \$168.00

File No.: VEN-2026-2131
Parcel ID Number: 1121243153

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WARRANTY DEED

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

This indenture made the 12th day of August, 2026 between North Port Landowners Association, LLC, a Florida Limited Liability Company, whose post office address is 5292 Royal Poinciana Way, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantor, to DCA Florida Homes LLC, a Florida Limited Liability Company, whose post office address is 6800 Indian Creek Drive, 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 53, Block 2431, Forty-Ninth Addition to Port Charlotte Subdivision, according to the 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 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: Amanda Crane

WITNESS 1 ADDRESS:

4044 N. ACCESS Rd
Englewood, FL 34224

WITNESS 2 SIGNATURE

PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:

4351 Aiden Lane
North Port, FL 34287

North Port Landowners Association, LLC,
a Florida Limited Liability Company

By: Albert Piecuch

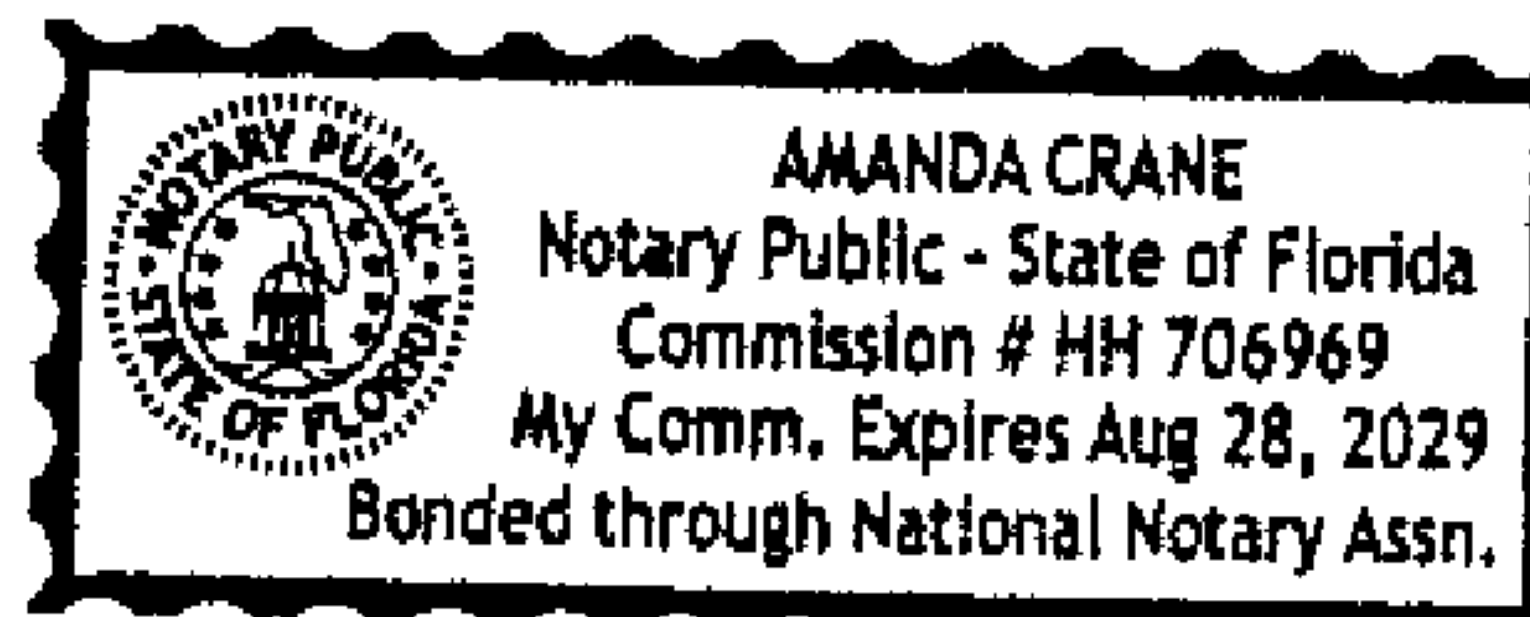
Albert Piecuch, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence, this 11th day of August, 2026, by Albert Piecuch, Manager of North Port Landowners Association, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Drivers license as identification.

Signature of Notary Public

Amanda Crane
Print, Type/Stamp Name of Notary



(NOTARY SEAL)