

8/18/2026 11:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533825

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

Doc Stamp-Deed: \$161.00

File No.: VEN-2026-2149
Parcel ID Number: 1144073140

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WARRANTY DEED

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

This indenture made the 17th day of August, 2026 between Angelitto Passaniti, a married man, and Monica Passaniti, a married woman, whose post office address is **118 West Main Street, Suite 202, Somerset, PA 15501**, of the County of Somerset, Commonwealth of Pennsylvania, Grantors, 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 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:

Lot 40, Block 731, Twelfth Addition to Port Charlotte Subdivision, according to the Plat thereof, 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 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 Fulghum
WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:
13518 Deer Creek Rd Ashland, VA 23005

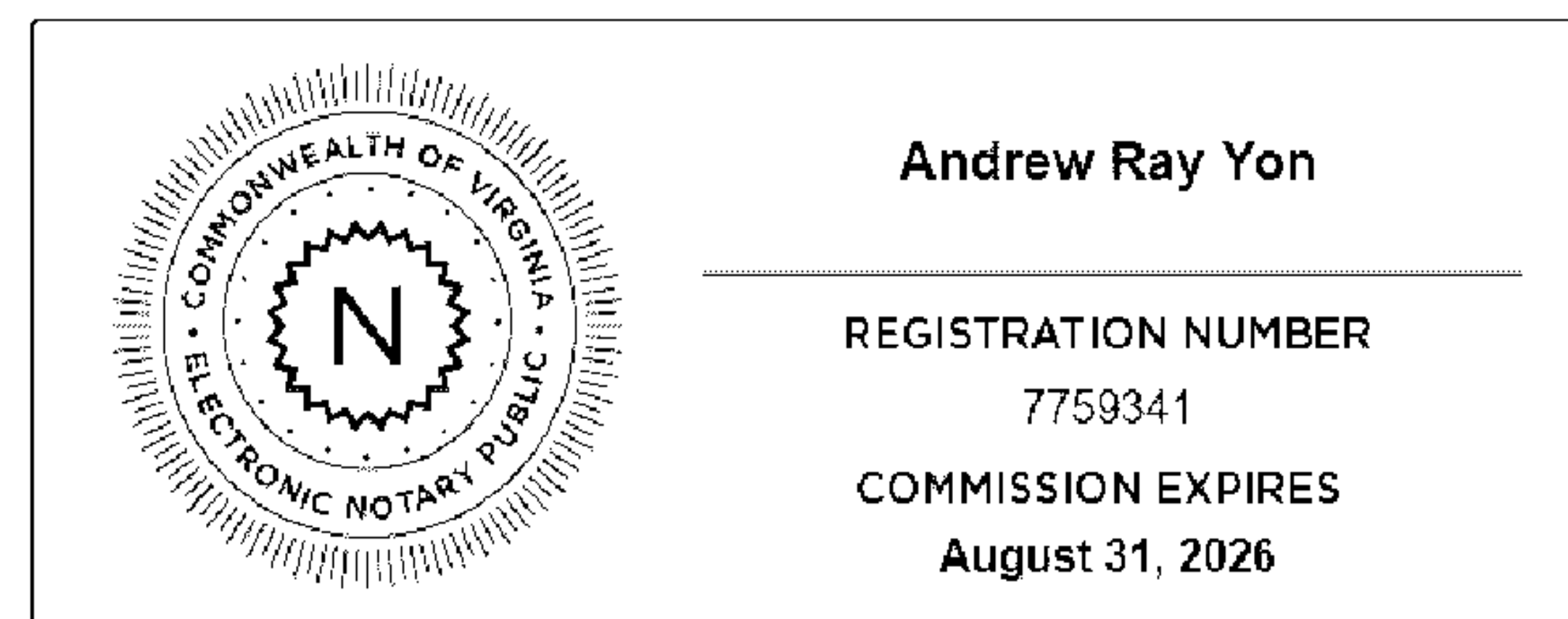
[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

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 ☐ physical presence or ☒ online notarization, this 13th day of August, 2026, by Angelitto Passaniti, Monica Passaniti and , ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public
Andrew Ray Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

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