

8/26/2026 4:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537779

Doc Stamp-Deed: \$95.20

Prepared by and Return to:
Dianne M Ryan
Simcoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

File No.: VEN-2026-2161
Parcel ID Number: 1147110403

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WARRANTY DEED

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

This indenture made the day of August, 2026 between Magdalena Maria Skrzypek, a single woman, whose post office address is 1921 Stratford Way, West Palm Beach, FL 33409, of the County of Palm Beach, 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 3, Block 1104, 23rd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 13, 13A through 13I, 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Daniel A. Zambrano

[Signature]
Magdalena Maria Skrzypek

WITNESS 1 ADDRESS:
931 VILLAGE BLVD WPB 33409

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: MAURICIO VARELA

WITNESS 2 ADDRESS:
931 VILLAGE BLVD WPB 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24TH day of August, 2026, by Magdalena Maria Skrzypek, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public
MAURICIO VARELA
Print, Type/Stamp Name of Notary



(NOTARY SEAL)