

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117072 2 PG(S)**

8/27/2026 12:50 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3538028

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

Doc Stamp-Deed: \$98.00

File No.: VEN-2026-2151
Parcel ID Number: 1124206865

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WARRANTY DEED

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

This indenture made the 26th day of August, 2026 between Mei-Lee Wu, a single woman, and Mei-Hui Wu Meyer, a single woman,, whose post office address is 3F, NO39-27 QUANYUAN RD, BEITOU DISTRICT, TAIPEI TAIWAN, of the Country of China, Grantors, to DCA Florida Homes LLC, a Florida Limited Liability Company, whose post office address is 540 Lincoln Road, Suite 303, Miami Beach, FL 33139, of the County of Miami-Dade, 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 65, Block 2068, Forty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, 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:

Tingping Lin

WITNESS 1 SIGNATURE

PRINT NAME: Tingping Lin

WITNESS 1 ADDRESS:

59 Alafaya Woods Blvd, Oviedo FL 32765

Mei-Lee Wu

Mei-Lee Wu

Mei-hui Wu Meyer

Mei-Hui Wu Meyer

WITNESS 2 SIGNATURE

PRINT NAME: Maggie Fung

WITNESS 2 ADDRESS:

2333 ALOHA BAY CT., OCOEE, FL 34761

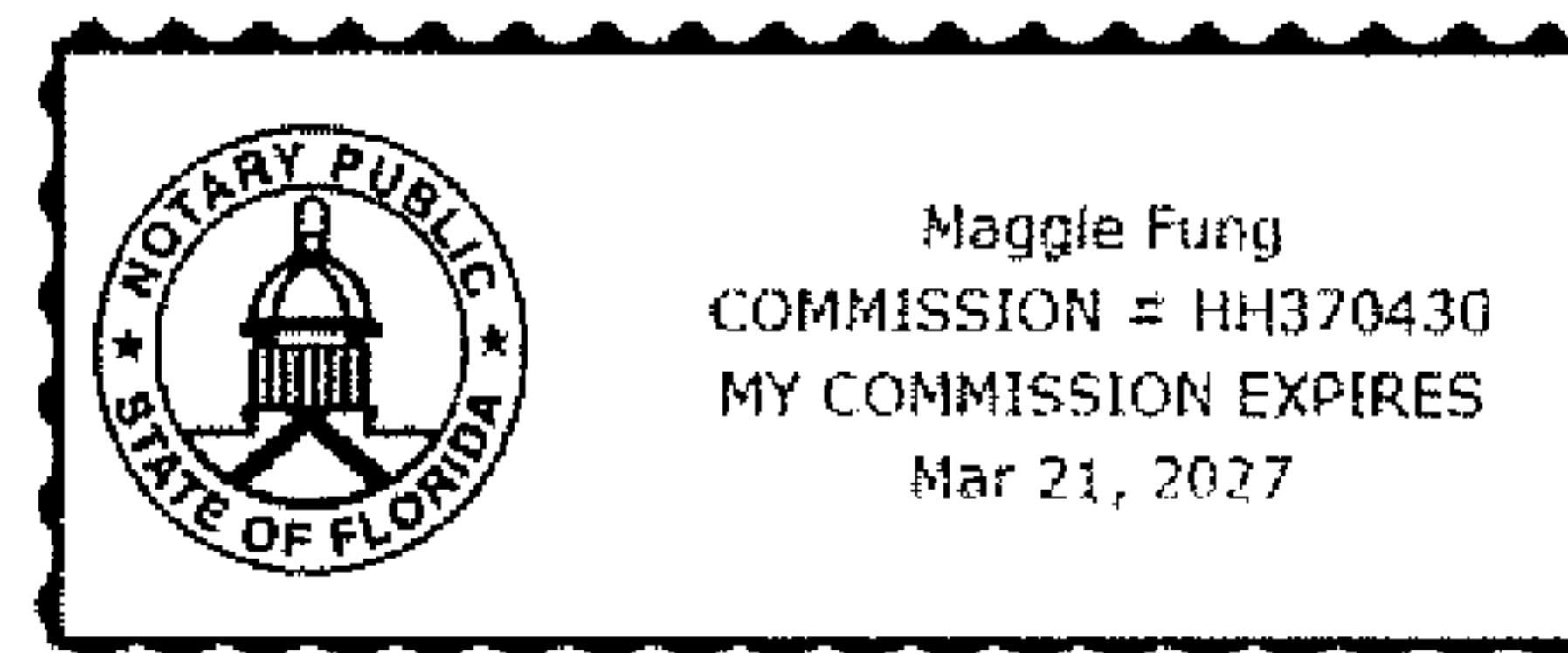
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 26th day of August, 2026, by Mei-Lee Wu and Mei-Hui Wu Meyer, ☐ who is/are personally known to me or ☒ who has/have produced Passport as identification.

Signature of Notary Public

Maggie Fung

Print, Type/Stamp Name of Notary



(NOTARY SEAL)

This Notarization was conducted using audio/video technology provided by Pactima