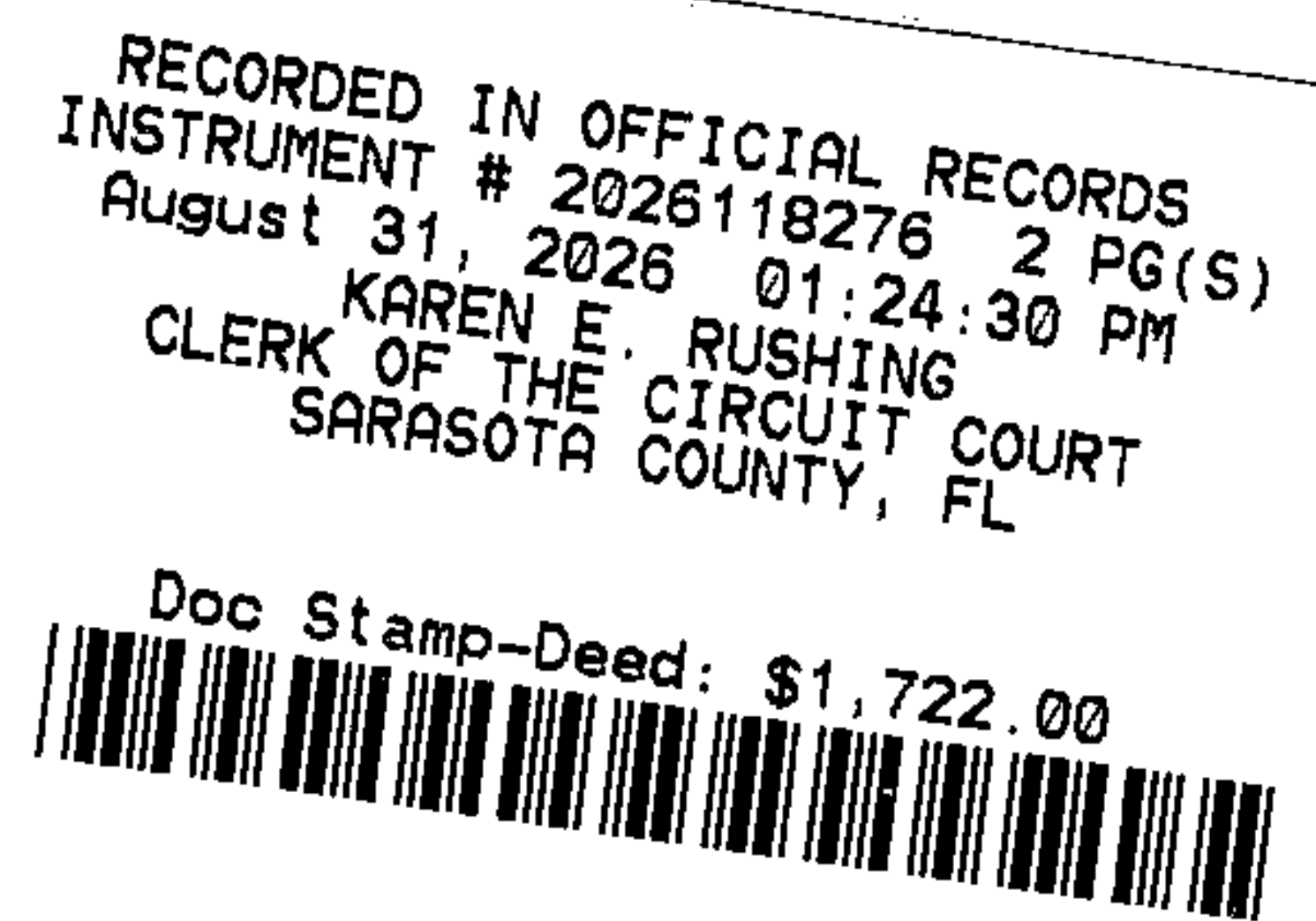


\$ 18.50 Recording
\$ 1722.00 Documentary Stamps
\$ Intangible Tax

Prepared by and return to:
Ariana R. Fileman, Esq.
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
File No 5010-26-193

Parcel Identification No. 1135086003

[Space Above This Line For Recording Data]



WARRANTY DEED

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

This indenture made the 28th day of August, 2026 between DK Realty Group-Sub 1, L.L.C., a Florida Limited Liability Company, whose post office address is 8500 W. Flagler St., #208, Miami, FL 33144, of the County of Miami-Dade, State of Florida, Grantor, to Evelyn Barbara Mahoney, a single woman, whose post office address is 3977 New London St., North Port, FL 34288, of the County of Sarasota, 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 County, Florida, to-wit:

Lots 3 and 4, Block 860, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 15, 15A through 15H, of the Public Records of Sarasota County, 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:

DK Realty Group-Sub 1, L.L.C., a Florida Limited Liability Company

Ariana R. Fileman
1st Witness Signature
Printed Name: Ariana R. Fileman
Address: 201 W. Marion Ave #1208
Punta Gorda FL 33950

Lisandro Lacayo
Lisandro Lacayo, as Manager

Sarah E. Gielow
2nd Witness Signature
Printed Name: Sarah E. Gielow
Address: 201 W. Marion Ave #1208
Punta Gorda, FL 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by Lisandro Lacayo, as Manager of DK Realty Group-Sub 1, L.L.C., a Florida Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced A driver license as identification.

Ariana R. Fileman
Signature of Notary Public
Printed Name: Ariana R. Fileman
My Commission Expires: 06/27/2029

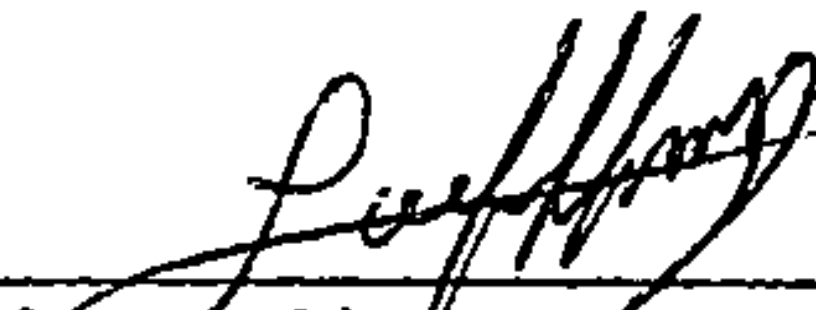
[Notary Seal]



ARIANA R. FILEMAN
Commission # HH 654016
Expires June 27, 2029

Signed, sealed and delivered in our presence:

DK Realty Group-Sub 1, L.L.C., a Florida Limited Liability Company



1st Witness Signature
Printed Name: Ariadna Herrera
Address: 11231 NW 20th St Ste 146
Miami FL 33172



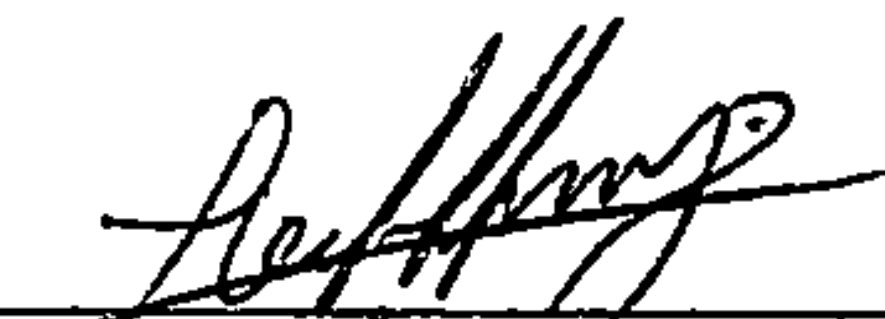
Carol Taracena Lacayo, as Manager



2nd Witness Signature
Printed Name: Lipzen Reyes
Address: 11231 NW 20th St Ste 140
Miami FL 33172

STATE OF FLORIDA
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by Carol Taracena Lacayo, as Manager of DK Realty Group-Sub 1, L.L.C., a Florida Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.



Signature of Notary Public
Printed Name: Ariadna Herrera
My Commission Expires: 08/18/2029

[Notary Seal]

