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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539871

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

Doc Stamp-Deed: \$105.00

File No.: VEN-2026-2146
Parcel ID Number: 0957071132

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WARRANTY DEED

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

This indenture made the 27th day of August, 2026 between Cape Coral Lots, Inc., a Florida Corporation, whose post office address is 4645 Southeast 11th Place, suite 103, Cape Coral, FL 33904, of the County of Lee, 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 32, Block 711, Seventeenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 16A through 16L, inclusive, 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:

Robin Rene Fulghum
WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:

13518 Deer Creek Rd Ashland, VA 23005

Andrew Ray Yon
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:

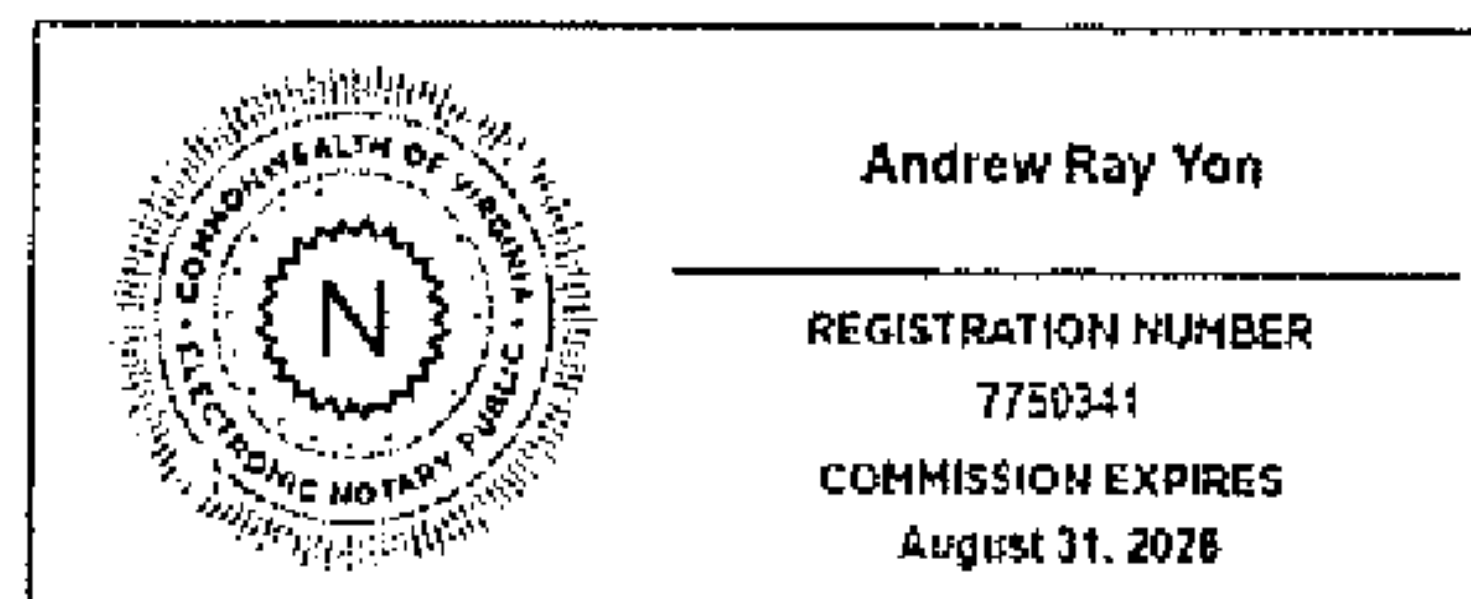
13518 Deer Creek Rd Ashland, VA 23005

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27th day of August, 2026, by Hernan Pineda, President of Cape Coral Lots Inc., a FL Corporation, on behalf of the corporation, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Andrew Ray Yon
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