

9/1/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539972

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

Doc Stamp-Deed: \$140.00

File No.: VEN-2026-2162
Parcel ID Number: 1139167829

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **1st day of September, 2026** between **Joseph R. Ciarla, a married man**, whose post office address is **1679 Gourmet Road, Joseph Ciarla, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantor, to **DCA Florida Homes LLC, a Florida Limited Liability Company**, whose post office address is **560 Lincoln Road, Suite 300, Miami Beach, FL 33139**, 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 29, Block 1678, Thirty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 17, 17A through 17N, 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:


WITNESS 1 SIGNATURE
PRINT NAME: KAYLA BIRCHFIELD


Joseph R. Ciarla

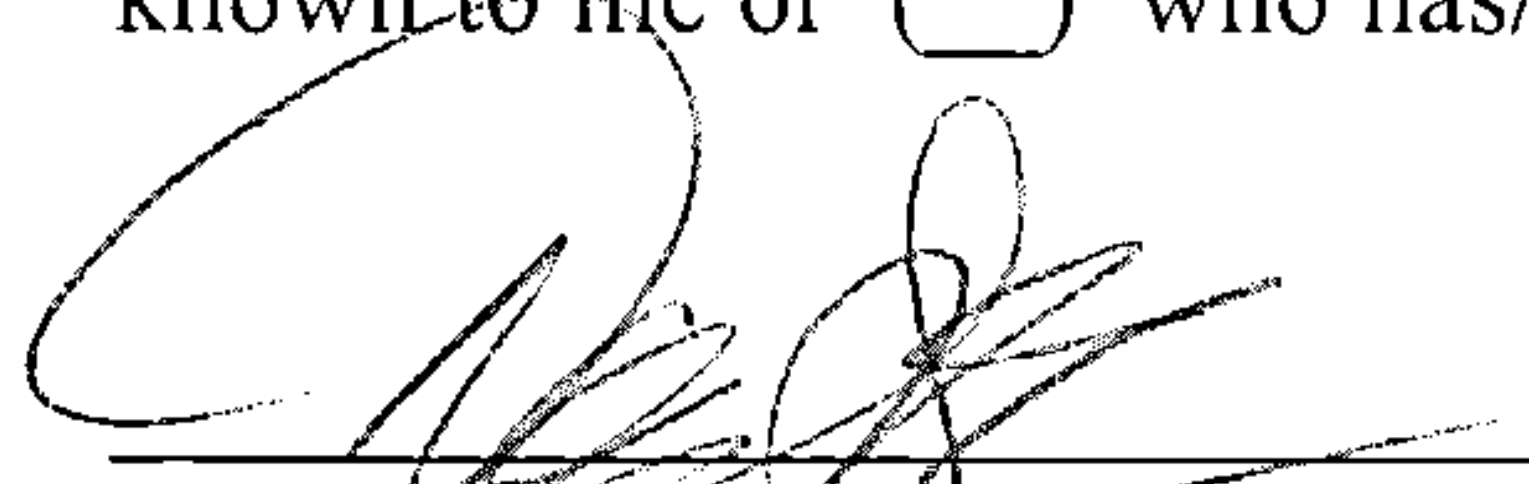
WITNESS 1 ADDRESS:
1212 A E VENICE AVE
VENICE FL 34285


WITNESS 2 SIGNATURE
PRINT NAME: DOUGLAS S. KNAPPE

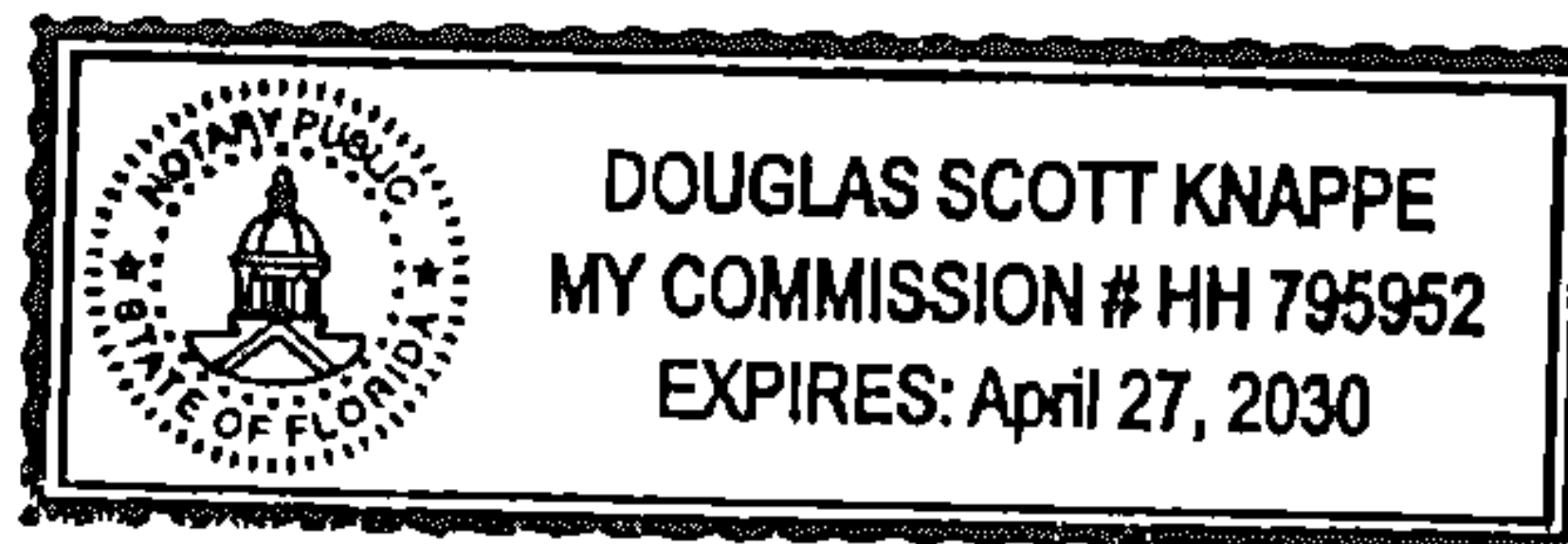
WITNESS 2 ADDRESS:
1212 A E VENICE AVE
VENICE FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by Joseph R. Ciarla, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)