

9/2/2026 11:31 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540228

Doc Stamp-Deed: \$115.50

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

File No.: VEN-2026-2166
Parcel ID Number: 0979040528

[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 Claude R. Goulet and Lisa M. Goulet, husband and wife, whose post office address is 152 Norway Center Road, Norway, ME 04268, of the County of Oxford, State of Maine, Grantors, to DCA Florida Homes LLC, a Florida Limited Liability Company, whose post office address is 560 Lincoln Road, ste 300, 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 28, Block 405, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, 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:



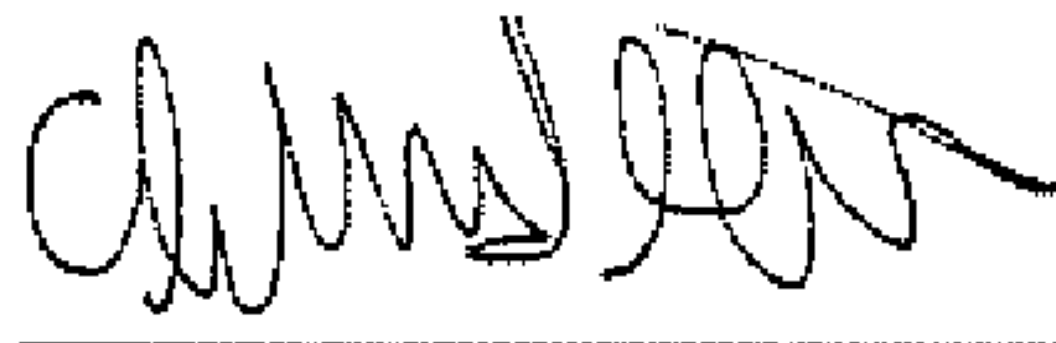
WITNESS 1 SIGNATURE
PRINT NAME: Jamila S. Grant

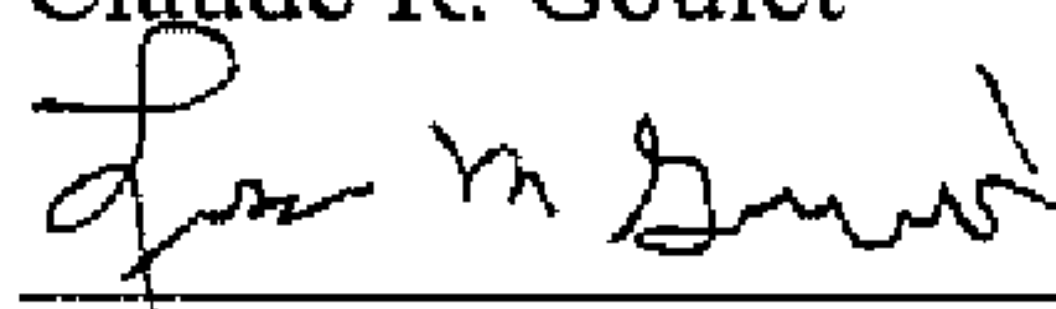
WITNESS 1 ADDRESS:
4955 Rain Shadow Drive,
St. Cloud, FL 34772



WITNESS 2 SIGNATURE
PRINT NAME: Brittney Adams

WITNESS 2 ADDRESS:
2293 Tay Wes Drive,
St. Cloud, FL 34771



Claude R. Goulet


Lisa M. Goulet

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 1st day of September, 2026, by Claude R Goulet and Lisa M Goulet, ☐ who is/are personally known to me or ☒ who has/have produced ME DRIVER'S LICENSE as identification.



Signature of Notary Public
Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

