

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119859 2 PG(S)**

9/2/2026 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540321

Doc Stamp-Deed: \$161.00

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

File No.: VEN-2026-2167
Parcel ID Number: 0958067208

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of August, 2026 between Real Estate Problem Solver LLC, a New York Limited Liability Company, whose post office address is 11810 Big Bear Circle, Riverview, FL 33579, of the County of Hillsborough, State of Florida, Grantor, 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, 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 8, Block 672, Seventeenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 16, 16-A through 16-L, 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

Christopher Andrew Yon
WITNESS 2 SIGNATURE
PRINT NAME: Christopher Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087 Glen Allen, VA 23059

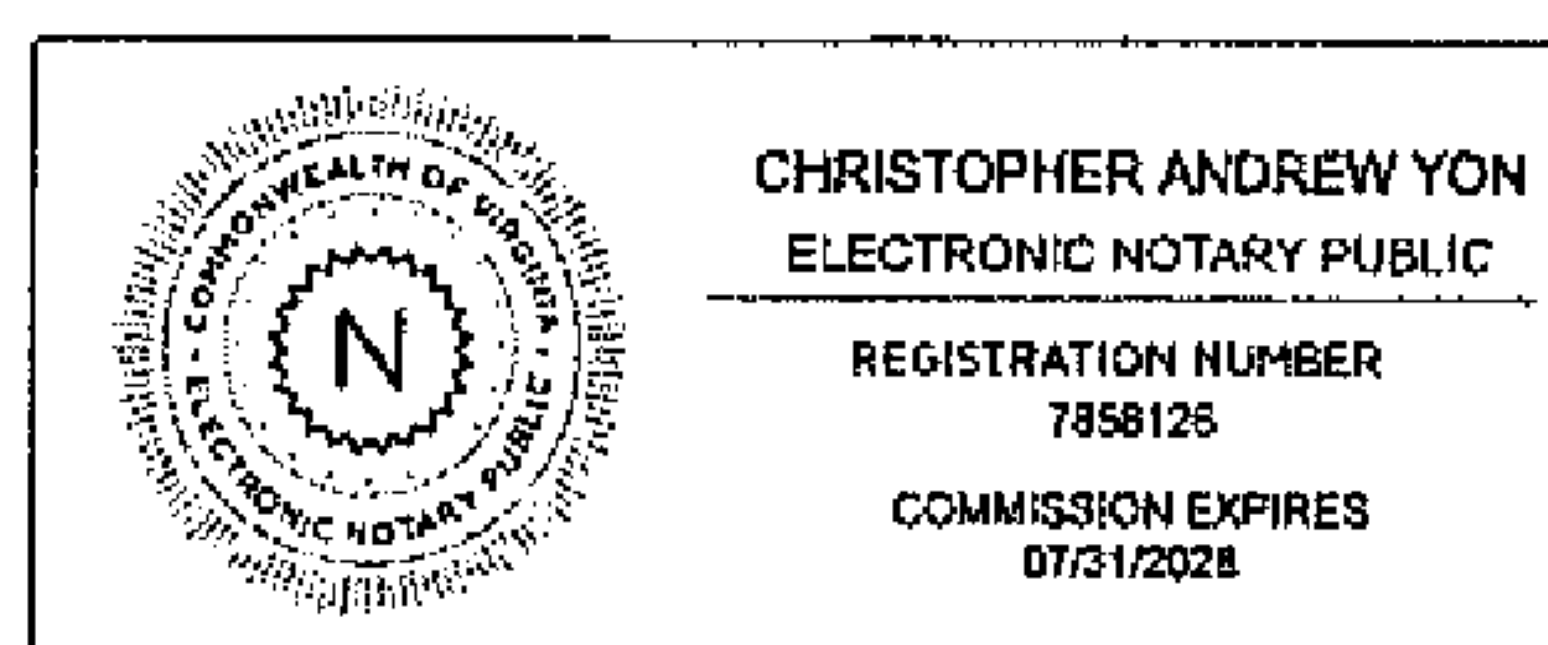
Real Estate Problem Solver LLC, a New
York Limited Liability Company

By: *Lana Fraser*
Lana Fraser, Managing Member

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 31st day of August, 2026, by Lana Fraser, Manager of Real Estate Problem Solver LLC, a NY Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Christopher Andrew Yon
Signature of Notary Public
Christopher Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication