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INSTRUMENT # 2026124577 3 PG(S)

9/11/2026 5:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544353



Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$2,170.00

File No.: 269436-95

WARRANTY DEED

This indenture made on ^{9 SD} ~~September 11~~, 2026 by **DP Charlotte 23 LLC, a Florida Limited Liability Company**, whose address is: 113 Country Club Dr, Monroe, NJ 08831 hereinafter called the "grantor", to **Reavis J. Shumate and Tammy A. Shumate, husband and wife**, whose address is: 5265 Caputo Avenue, North Port, FL 34288, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 16, Block 1106, 23RD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 13, 13A through 13I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1145110616

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

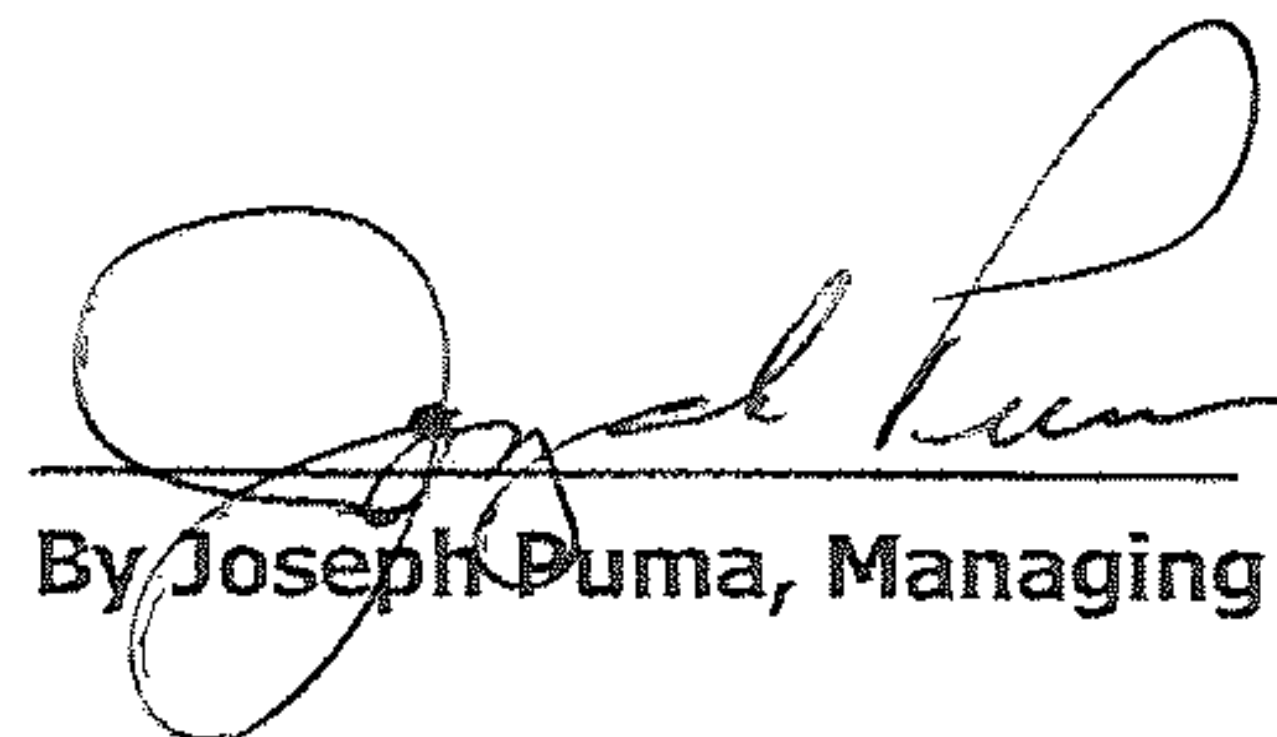
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

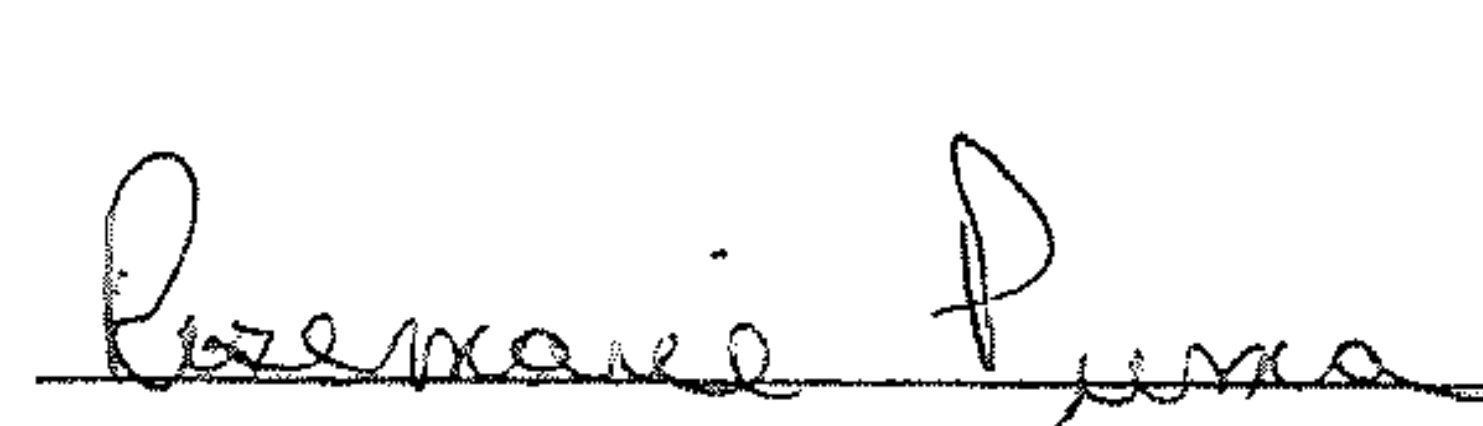
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

DP Charlotte 23 LLC, a Florida Limited Liability Company


By Joseph Puma, Managing Member

Signed, sealed and delivered in our presence:

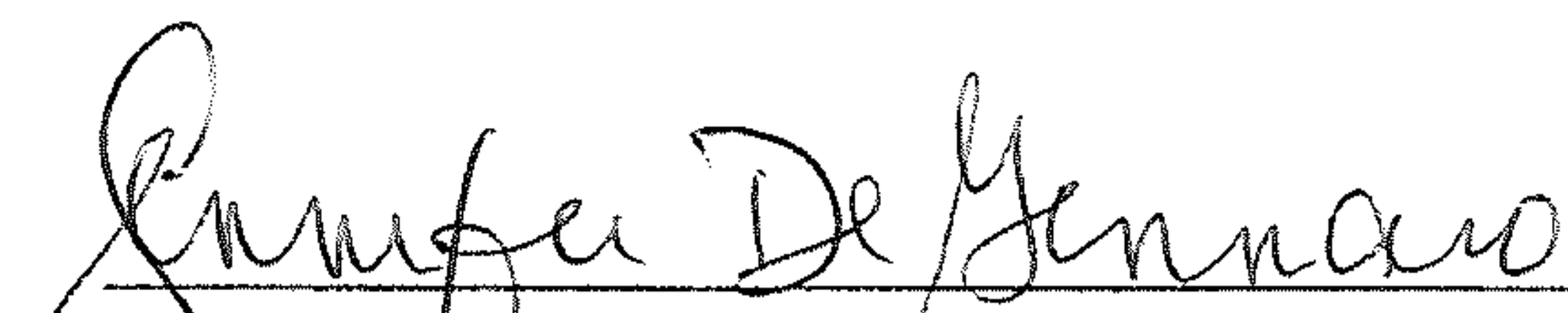

1st Witness Signature

Print Name: Rosemarie Puma

Address: 113 Country Club Drive
MORRIS, NJ 08831

State of ~~MASS~~ New Jersey

County of Monmouth


2nd Witness Signature

Print Name: Jennifer De Gennaro

Address: 4 Foxboro Ln
Manalapan, NJ 07726

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on September 8th 2026, by **Joseph Puma, Managing Member of DP Charlotte 23 LLC, a Florida Limited Liability Company**, who (☐) is/are personally known to me or who (☒) produced a valid Driver License as identification.


Notary Public Signature
Printed Name: Michael J Bartholomew
My Commission Expires: 01/20/2031

(NOTARY SEAL)



MICHAEL J. BARTHOLOMEW
NOTARY PUBLIC OF NEW JERSEY
Comm # 50241424
Commission Expires 1/20/2031

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

DP Charlotte 23 LLC, a Florida Limited Liability Company

Dominick DeSimone

By Dominick Desimone, Managing Member

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Nadia DeMessa

Address: 424 E Central Blvd, #203
Orlando, FL 32801

Yvette Allen
2nd Witness Signature

Print Name: Yvette Allen

Address: 424 E Central Blvd, #203
Orlando, FL 32801

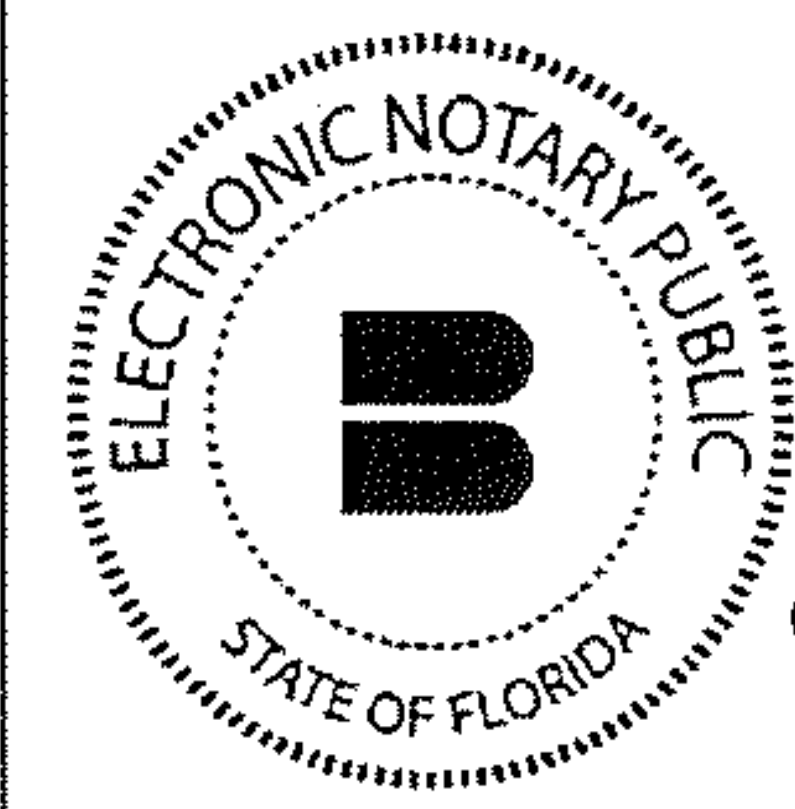
State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 09/08/2026, by **Dominick Desimone, Managing Member of DP Charlotte 23 LLC, a Florida Limited Liability Company**, who () is/are personally known to me or who (✓) produced a valid Driver License as identification.

[Signature]
Notary Public Signature
Printed Name: Nadia DeMessa
My Commission Expires: 06/13/2027

Notarized online using audio-video communication technology



Nadia DeMessa
Electronic Notary Public
State of Florida
Commission #: HH391253
Commission Expires: 06/13/2027