

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124800 3 PG(S)**

9/14/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544557

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

Doc Stamp-Deed: \$2,694.30

File No.: VEN-2026-2127
Parcel ID Number: 1138175521

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

This indenture made the 11th day of September, 2026 between 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, Grantor, to Sandy Maurell Montero and Li Maurell Montero, husband and wife, as tenants by the entirety, whose post office address is 6804 Barry Road, Tampa, FL 33634, of the County of Hillsborough, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 21, Block 1755, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 18, 18A through 18M, 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 Grantees 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
Robin Fulghum
PRINT NAME
13518 Deer Creek Rd
Ashland, VA 23005
ADDRESS

Christopher Andrew Yon
WITNESS 2 SIGNATURE
Christopher Yon
PRINT NAME
11357 Nuckols Rd #1087
Glen Allen, VA 23059
ADDRESS

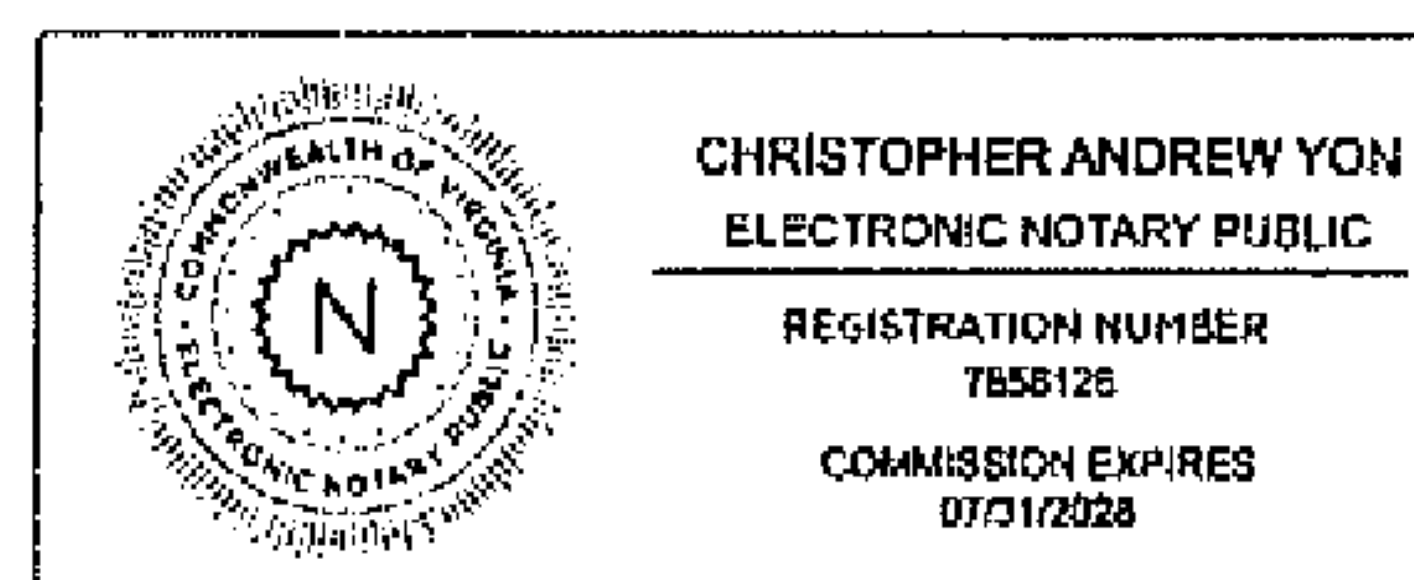
DCA FLORIDA HOMES LLC, a Florida Limited Liability Company

By: Yoram Dori
Yoram Dori, Manager of Dori Group LLC,
Manager of DCA Florida Homes LLC

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th day of September 2026, by **Yoram Dori, Manager** of Dori Group LLC, as Manager of DCA FLORIDA HOMES LLC, a FL 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



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

Robin Rene' Fulghum
WITNESS 1 SIGNATURE
Robin Fulghum
PRINT NAME
13518 Deer Creek Rd
ADDRESS
Ashland, VA 23005

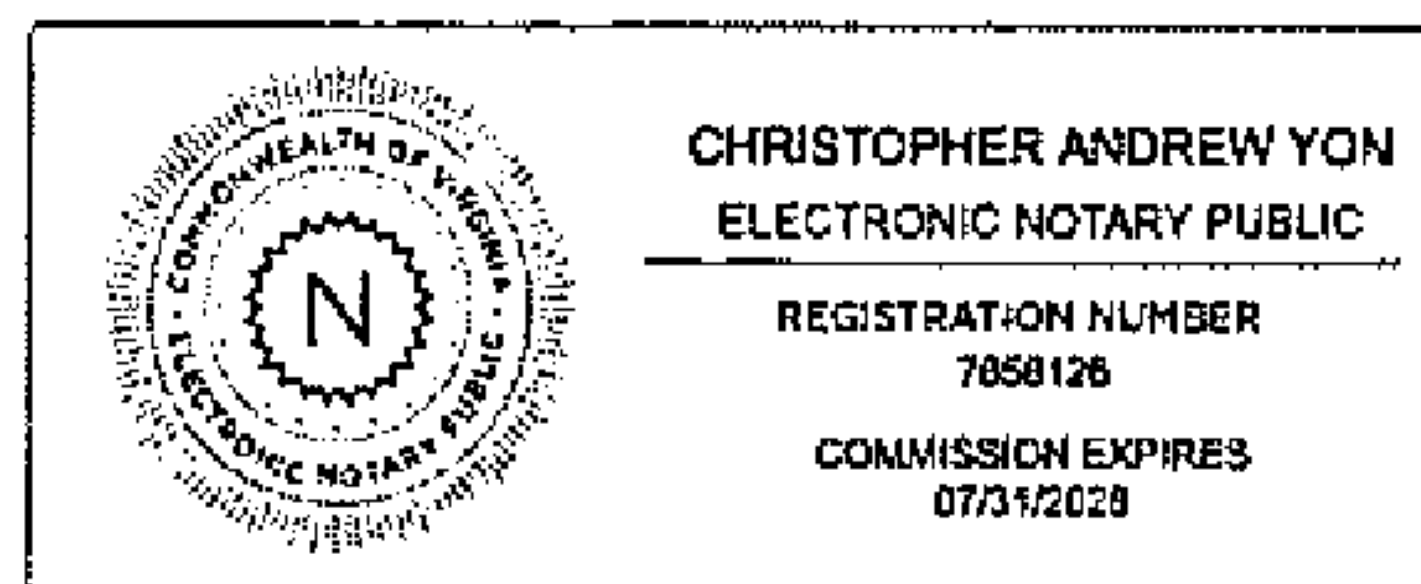
Christopher Andrew Yon
WITNESS 2 SIGNATURE
Christopher Yon
PRINT NAME

11357 Nuckols Rd #1087
ADDRESS
Glen Allen, VA 23059

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th day of September, 2026, by **Ben Arviv, Manager** of Arviv Holdings USA LLC, Manager of C&A Holdings LLC, as Manager of DCA FLORIDA HOMES LLC, a FL 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



DCA FLORIDA HOMES LLC, a Florida Limited Liability Company

By: Ben Arviv
Ben Arviv, Manager of Arviv Holdings USA LLC,
Manager of C&A Holdings LLC, as Manager of DCA
Florida Homes LLC