

9/24/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549006

Prepared by and Return to:

Dianne M Ryan

Suncoast One Title & Closings, Inc.

1212-A E Venice Avenue

Venice, FL 34285

Doc Stamp-Deed: \$70.00

File No.: VEN-2026-2173

Parcel ID Number: 0982047516

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of September, 2026 between **Jalal P. Sabbagh, a married man**, whose post office address is **36164 Waltham Drive, Sterling Heights, MI 48310**, of the County of Macomb, State of Michigan, 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, 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 County, Florida, to-wit:

Lot 16, Block 475, Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 20, 20A through 20Z2, 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:

Dean May
WITNESS 1 SIGNATURE
PRINT NAME: GEAN MAY

Jalal P. Sabbagh
Jalal P. Sabbagh

WITNESS 1 ADDRESS:
19401 Northstar
Detroit, MI 48219

Carmen Francis
WITNESS 2 SIGNATURE
PRINT NAME: Carmen Francis

WITNESS 2 ADDRESS:
20292 Brite Street
Detroit, MI 48219

STATE OF Michigan
COUNTY OF Macomb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September, 2026, by Jalal P. Sabbagh, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Carmen Francis
Signature of Notary Public

Carmen Francis
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

