

9/24/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549015

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

Doc Stamp-Deed: \$175.00

File No.: VEN-2026-2189  
Parcel ID Number: 0957117112

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 24th day of September, 2026 between Terry Rose and Linda Trigg Rose, husband and wife,, whose post office address is 8605 Doverbrook Drive, Palm Beach Gardens, FL 33410, of the County of Palm Beach, State of Florida, Grantors, to DCA Florida Homes LLC, a Florida Limited Liability Company, whose post office address is 560 Lincoln Road, Suite 303, 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 County, Florida, to-wit:

**Lots 12 and 13, Block 1171, Twenty-Fifth Addition to Port Charlotte Subdivision, a subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 2, 2-A through 2-Q, 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:*

Robin Rene' Fulghum  
WITNESS 1 SIGNATURE  
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:  
13518 Deer Creek Road  
Ashland, Va 23005  
Christopher Andrew Yon

WITNESS 2 SIGNATURE  
PRINT NAME: Christopher Yon

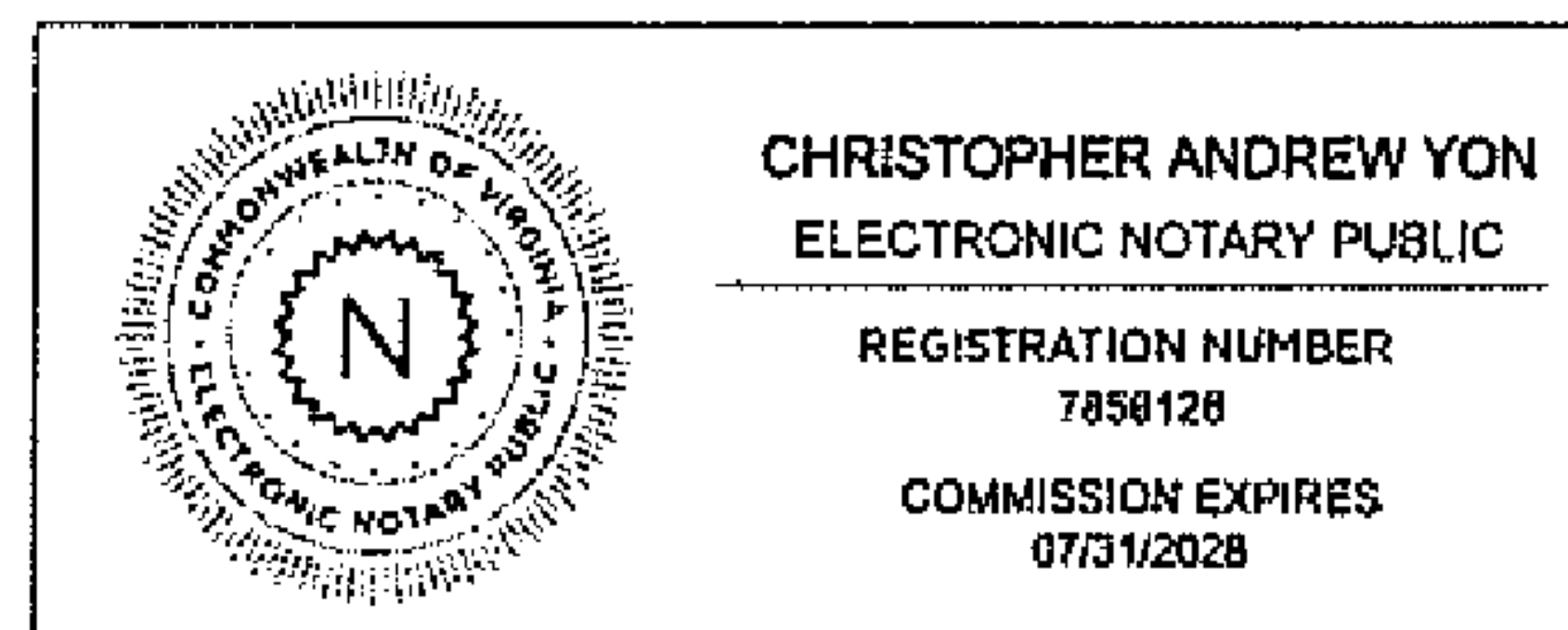
WITNESS 2 ADDRESS:  
13518 Deer Creek Road  
Ashland, Va 23005

Terry Rose  
Terry Rose  
Linda Trigg Rose  
Linda Trigg Rose

STATE OF Virginia  
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of September, 2026, by Terry Rose and Linda Trigg Rose and, ☐ 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 using online audio / video communication  
Executed in Hanover County, VA