

Consideration: \$655,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48440-001

**5/7/2026 8:59 AM**  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**SIMPLIFILE** Receipt # 3490925

Property Appraiser's Parcel ID No.: 0108-15-6026

**Doc Stamp-Deed: \$4,585.00**

(FOR INFORMATIONAL PURPOSES ONLY)

## **WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 6th day of May, 2026, by and between **GREIER WAKEFORD SUN AND SEA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **11585 Trailwood Dr., Venice, FL 34293** (hereinafter "GRANTOR"), and **ONG & SUN N SEA LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **8462 Clarington Ct. Powell, OH 43065** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**UNIT NO. 106D, BEACH CLUB OF SIESTA KEY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2012031660, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 42, PAGE 30, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Elizabeth Malone-Roth  
Printed Name Elizabeth Malone-Roth  
P.O. Address 3700 S. Tamiami Trail  
Sarasota, FL 34239

(2) William McComb  
Printed Name William McComb  
P.O. Address 3700 S. Tamiami Trail,  
Sarasota, FL 34239

GRANTOR:

**Greier Wakeford Sun and Sea, LLC, a Florida  
Limited Liability Company**

By: Maureen M Greier  
**Maureen M. Greier**  
Its: **Authorized Member**

By: John Jeffrey Greier  
**John Jeffrey Greier**  
Its: **Authorized Member**

By: June Taylor  
**June Taylor**  
Its: **Authorized Member**

By: David Wakeford  
**David Wakeford**  
Its: **Authorized Member**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of May, 2026, by Maureen M. Greier, John Jeffrey Greier, June Taylor, and David Wakeford, as Authorized Members of Greier Wakeford Sun and Sea, 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 and Global Entry as identification.

William C McComb  
Signature of Notary Public

Print, Type/Stamp Name of Notary

