

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
2006-16-1045

Our File No.: 83-26-0349

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080305 2 PG(S)
6/12/2026 1:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506777

Doc Stamp-Deed: \$4,550.00

WARRANTY DEED

This Warranty Deed made this 10th day of June, 2026 by Totonis Strand, LLC, a Florida Limited Liability Company, whose mailing address is 1221 Blue Shell Loop, Sarasota, FL 34240, hereinafter called the grantor(s), to Beth Ann Vulopas and Anthony S Vulopas, Jr, a married couple, whose post office address is 1709 N Tamiami Trail, Unit 318, Sarasota, FL 34234, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Unit A318, THE STRAND OF SARASOTA, A CONDOMINIUM, according to the Declaration of Condominium Recorded in Instrument No. 2022015015 and as Per Condominium Book 48, Page 14, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Annamarie Martinez
First Witness Signature
Annamarie Martinez
Printed Signature

Totonis Strand, LLC, a Florida Limited Liability Company

BY: Charles Totonis
Charles Totonis
Manager

8319 Market St
Lakewood Ranch, FL 34202
Address of First Witness

Marlene King
Second Witness Signature

Marlene King
Printed Signature

8319 Market St
Lakewood Ranch, FL 34202
Address of Second Witness

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026 by Charles Totonis, the Manager of Totonis Strand, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company, who has produced Oh as Identification or is personally known to me to be the persons therein.

Annamarie Martinez
Notary Public, State of Florida

My commission expires:
Seal

