

6/23/2026 3:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511584

Doc Stamp-Deed: \$2,450.00

Prepared By and Return To:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5381.00001

Warranty Deed

This Warranty Deed is made effective as of the 23rd day of June, 2026 by **WILLIAM G. HALLISEY AND KATHRYN A. HALLISEY, HUSBAND AND WIFE** ("*Grantor*"), whose post office address is: 3965 Wilshire Circle East, Sarasota, FL 34238, to **KEVIN WALTER AND SHELLEY WALTER, HUSBAND AND WIFE** ("*Grantee*"), whose post office address is: 2310 Riverbluff Parkway, V-255, Sarasota, FL 34231.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$350,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

UNIT V-255 OF STRATHMORE RIVERSIDE VILLAS SECTION NO. 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 897, PAGE 685, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 48, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

The Property Appraiser's Parcel Identification Number of the Property described above is **0086-03-1011**

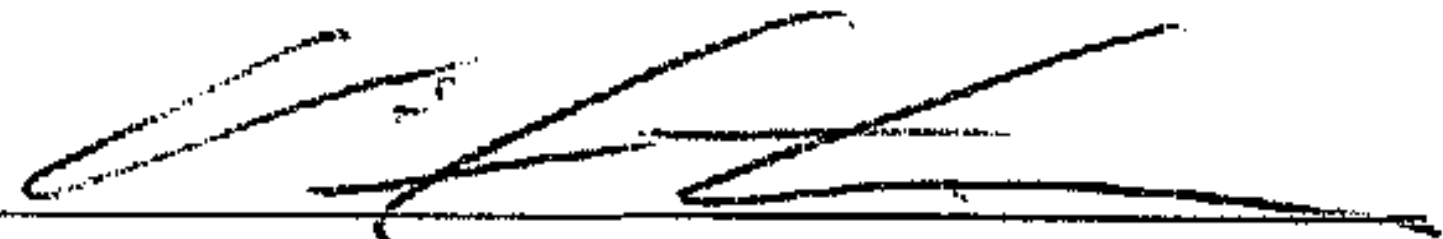
Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

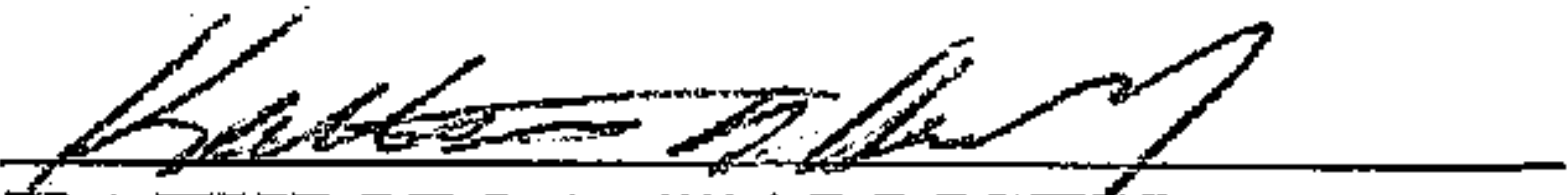
Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

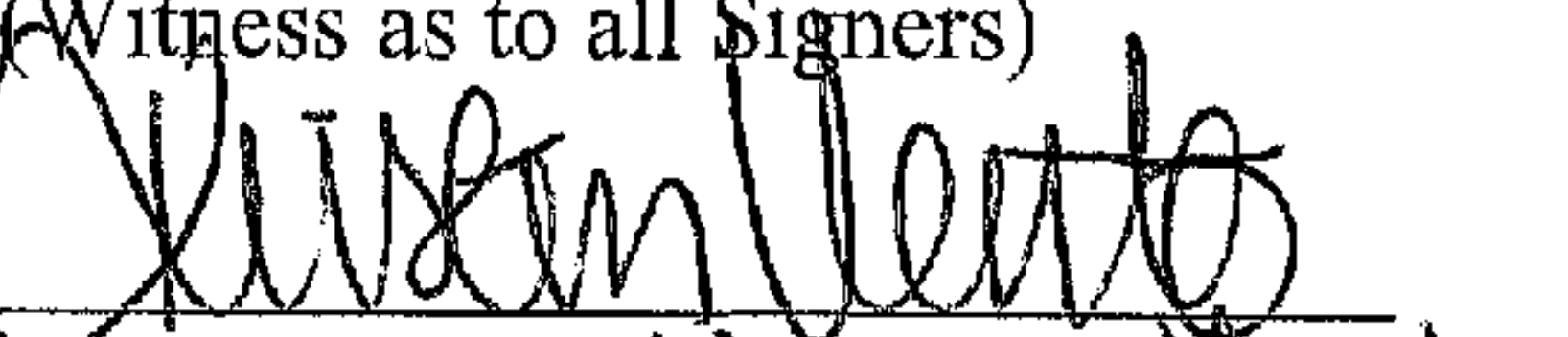
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:


WILLIAM G. HALLISEY


KATHRYN A. HALLISEY


WITNESS
PRINT NAME: **Maria Rasmussen**
(Witness as to all Signers)


WITNESS
PRINT NAME: **Kriston Vento**
(Witness as to all Signers)

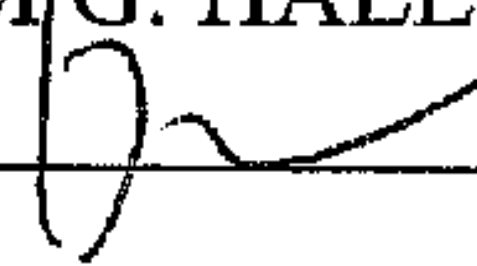
1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 1 ADDRESS

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2026, by WILLIAM G. HALLISEY and KATHRYN A. HALLISEY, ☐ who is/are personally known to me or ☒ who has/have produced  as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

 **MARIA RASMUSSEN**
Commission # HH 693711
Expires September 2, 2027