

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0335

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088348 2 PG(S)

6/29/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513472

Doc Stamp-Deed: \$3,570.00

Property address:
1703 N Tamiami Trl B507, Sarasota, Florida 34234

General Warranty Deed

Made this June 29, 2026 A.D. By **William Leon Siff**, an unmarried man, whose post office address is: 1155 Hampton Rd, Sarasota, Florida 34236, hereinafter called the Grantor, to; **Tom Anastasios Halkidis AKA Anastasios Halkidis and Amber Halkidis, Husband and Wife**, whose post office address is: 7102 River Club Blvd, Bradenton, Florida 34202, hereinafter called the Grantee:

(Whenever used herein the term "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, for and in consideration of the sum of \$510,000.00 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 situate in Sarasota County, Florida, viz:

UNIT B507, THE STRAND OF SARASOTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. INSTRUMENT NO. 2022015015 AND AS PER CONDOMINIUM BOOK 48, PAGE 14, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH RIGHT TO USE LIMITED COMMON ELEMENT BOAT SLIP B-17.

Parcel ID Number: **2006161148**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X

Witness 1 Printed Name and Address:

Sandra M. Whitehead
6311 Atrium Dr #206, Lakewood Ranch FL 34202

X

William Leon Siff
William Leon Siff

Address: 1155 Hampton Rd, Sarasota, Florida 34236

Witness 2 signature:

X

Witness 2 Printed Name and Address:

Wesley Moyer
6311 Atrium Dr #206, Lakewood Ranch FL 34202

State of FLORIDA County of MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization,
this 26th day of June, 2026, by William Leon Siff, who is/are personally known to me or who has produced
FL Driver license as identification.

X

[Signature]
Notary Public

Print Name:

My Commission Expires:

Seal:

