

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088414 2 PG(S)**

6/29/2026 1:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513531

Doc Stamp-Deed: \$2,695.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-061.S

WARRANTY DEED

This Indenture, made on this 26 day of June 2026 by **Robert D. Halpin and Jean C Halpin, husband and wife** whose address is 133 Greenward Way S, North Olmsted, Ohio 44070, hereinafter called the grantors, to **Timothy J. Bartkowiak and Marne L. Bartkowiak, husband and wife** whose address is 5012 Henry St., Muskegon, MI 49441, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Three Hundred Eighty Five Thousand dollars & no cents, (\$385,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Unit No. 7, Siesta Harbor Condominium Apartments, Section I, a condominium according to the Declaration of Condominium, recorded in Official Records Book 766, Page 478, et seq. and amendments thereto, and the plat thereof recorded in Condominium Book 3, Page 7, 7A and 7B, Public Records of Sarasota County, Florida.

Parcel ID Number: **0106153007**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

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

Witnesses:

Witness #1 Signature Sagar Pandey Robert D Halpin
Witness #1 Printed Name SAGAR PANDEY Robert D. Halpin

Witness #1 Address 7361 WAINWRIGHT DR

NORTH RIDGEVILLE OHIO 44139

Witness #2 Signature Maryfaith Pandey Jean C Halpin
Witness #2 Printed Name MARYFAITH PANDEY Jean C Halpin

Witness #2 Address 7361 WAINWRIGHT DR

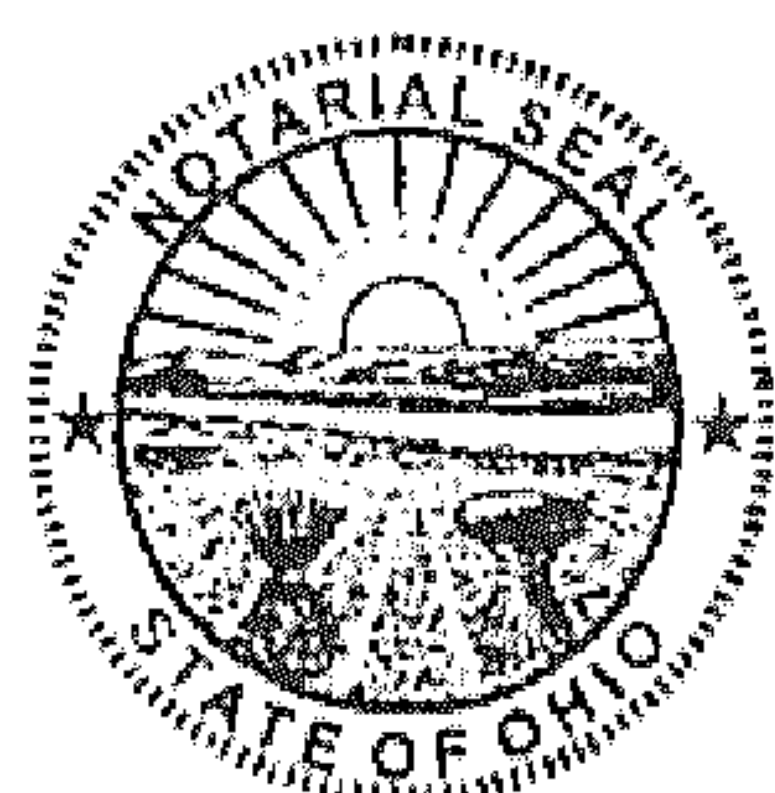
North Ridgeville Ohio 44139

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 8th, 2026, by Robert D. Halpin and Jean C Halpin, husband and wife, who are personally known to me or who have produced Driver License as identification.

SEAL:



Mary Faith Pandey
Notary Public, State of Ohio
My Commission Expires:
August 21, 2026

Maryfaith Pandey
Notary Public - Signature
Print Name: MARYFAITH PANDEY
My Commission Expires: AUGUST 21 2026