

Consideration: \$355,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48919-001

6/4/2026 5:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503540

Doc Stamp-Deed: \$2,485.00

Property Appraiser's Parcel ID No.: 0808-09-2016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of June, 2026, by and between **SEAN THOMAS CONNOLLY, A SINGLE MAN**, whose address is **67 Winona Street, Peabody, MA 01960** (hereinafter "GRANTOR"), and **MICHAEL J. MAJOR AND MARIANN T. MAJOR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **29 East Austin Street, Skaneateles, NY 13152** (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. 9728, OF PHASE I, OF TERRACE II AT WELLEN PARK, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024012777, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED.

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.

(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:

GRANTOR:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd.
Boerne, TX 78015

Sean Thomas Connolly
Sean Thomas Connolly

(2) Stephen Parisi
Printed Name Stephen M. Parisi
P.O. Address 2617 Fowler Ave
Auburndale, FL 33823

STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 29 day of May, 2026, by Sean Thomas Connolly, ☐ who is/are personally known to me or ☒ who has/have produced driver license as identification.

Joselyn Garrastazu
Signature of Notary Public

Joselyn Garrastazu
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

