

7/21/2026 2:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3522558

Doc Stamp-Deed: \$5,250.00

Prepared by and return to:

Kelly Causey, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA
8470 Enterprise Circle, 201
Lakewood Ranch, FL 34202
Consideration: \$750,000.00
File No 82724-145638

Parcel Identification No 0039050015

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of July, 2026 between Zachary Louis Connor, a single man, and Taylor Watson Obsol, a single woman, as tenants in common, whose post office address is 149 Calle Cuervo, San Clemente, CA 92672, Grantor, to Michelle Armstrong, a married woman, whose post office address is 2341 Arborfield Lane, Sarasota, FL 34235, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 97, ARBORFIELD SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 7, of the Public Records of Sarasota County, Florida.

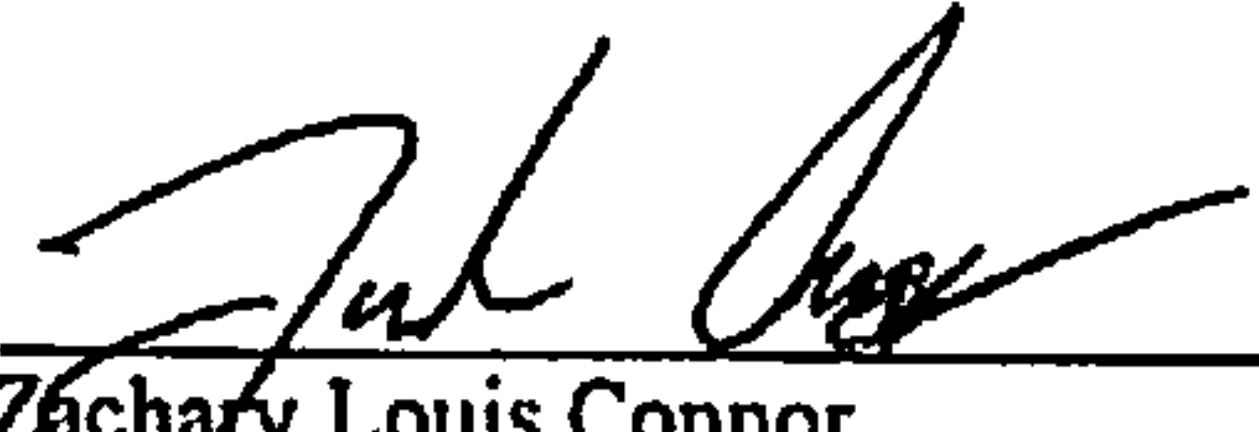
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

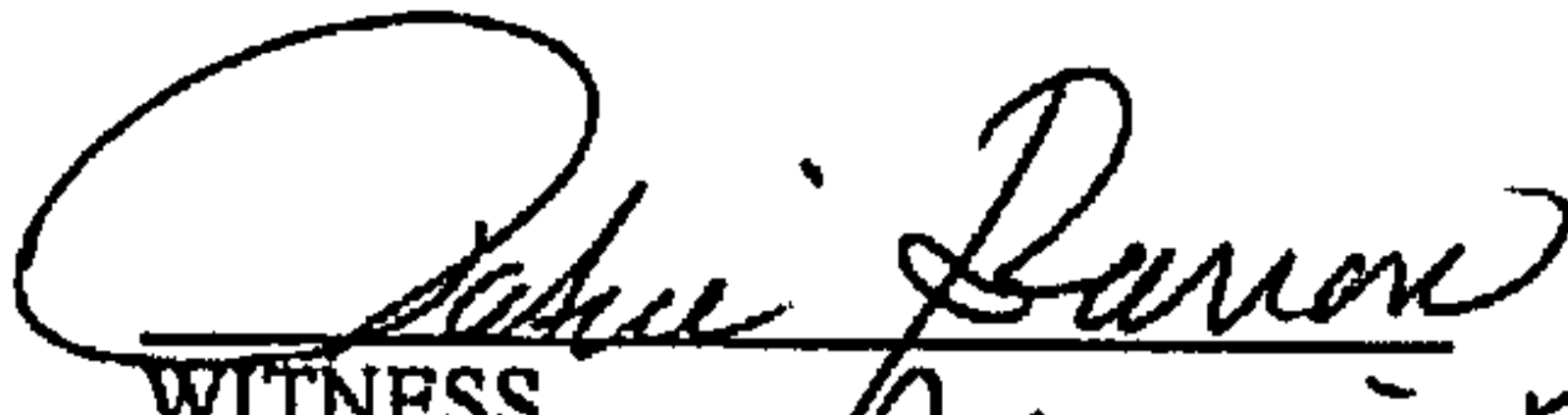
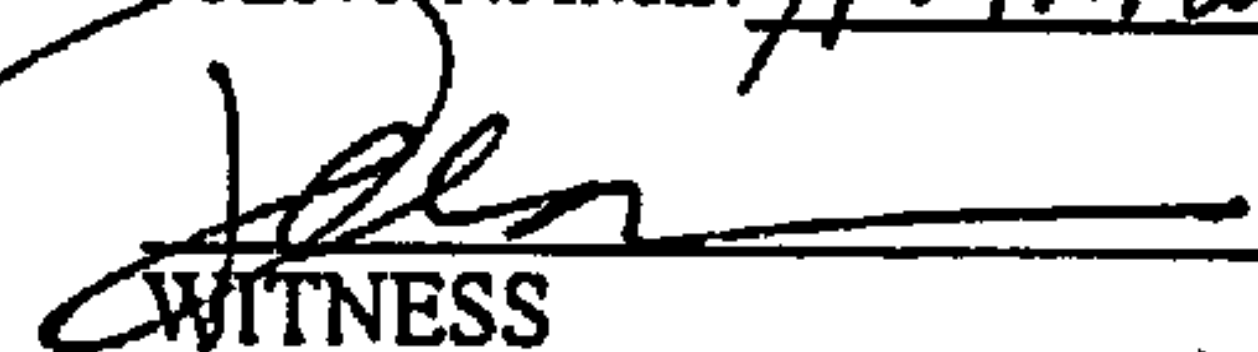
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Zachary Louis Connor

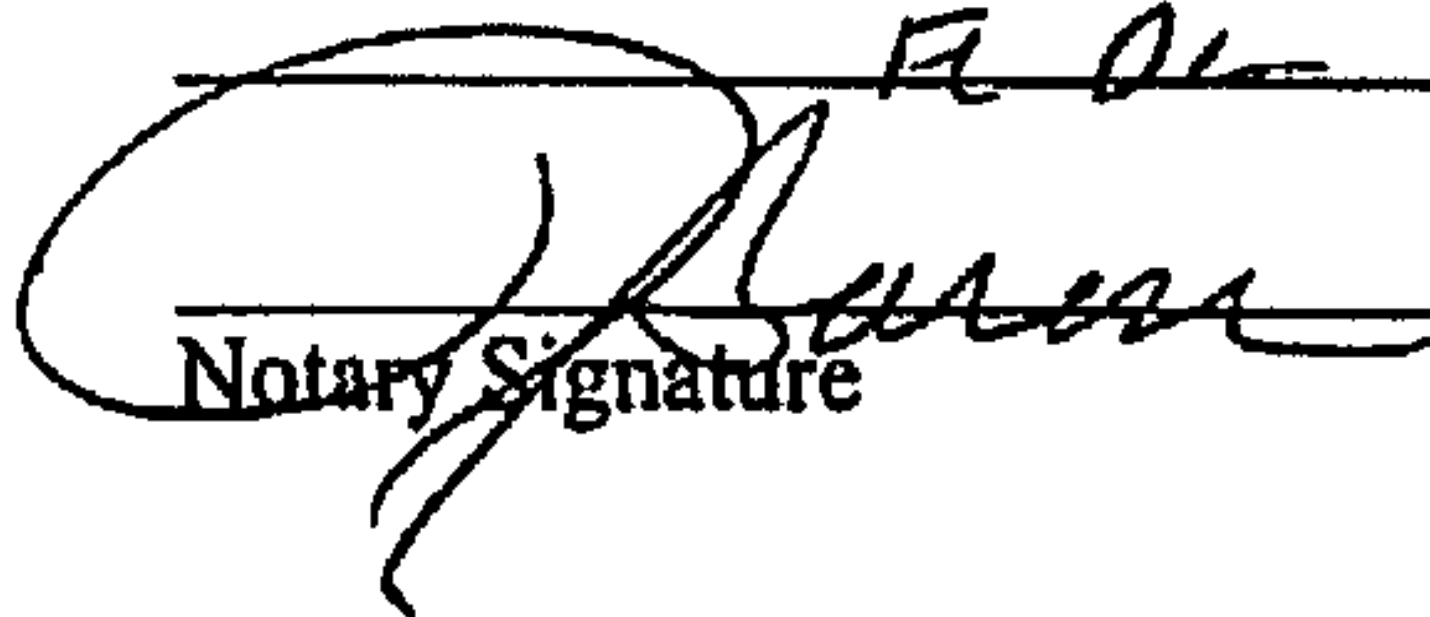

WITNESS
PRINT NAME: Patricia Barron

WITNESS
PRINT NAME: Resenee Howard

8470 ENTERPRISE CIR #201
Lake Wood Ranch FL 34202
WITNESS 1 ADDRESS

8470 ENTERPRISE CIR #201
Lake Wood Ranch FL 34202
WITNESS 2 ADDRESS

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 5 day of July, 2026, by Zachary Louis Connor () who is/are personally known to me or () who has/have produced FL ID as identification.


Notary Signature

Print/Stamp name of notary



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence

Carri Coppage
WITNESS
PRINT NAME: Carri Coppage
L. Block
WITNESS
PRINT NAME: Lishyn Block

Taylor Watson Ohsol
24895 Mansilla St
Laguna Niguel, CA
WITNESS 1 ADDRESS
24901 Mansilla St. 92677
Laguna Niguel CA 92677
WITNESS 2 ADDRESS

State of CA
County of Orange

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 16 day of July, 2026, by Taylor Watson Ohsol, () who is/are personally known to me or (x) who has/have produced CA Drivers License as identification.

L. Block
Notary Signature
L. Block
Print/Stamp name of notary

