

6/15/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507409

CONSIDERATION: \$2,499,000.00

DOC TAX: \$17,493.00

RECORD: \$19.50

PARCEL ID NO.: 0009112018

Prepared by and return to:

Doc Stamp-Deed: \$17,493.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 12th day of June 2026, by and between **ANTHONY MARTINELLI, individually and as Trustee of THE ANTHONY MARTINELLI 2012 IRREVOCABLE TRUST**, hereinafter referred to as Grantor, whose post office address is 3 Westbury Place, Colts Neck, NJ 07722, and **BRIAN C. TIMMIS and CAROLYN S. TIMMIS, husband and wife**, hereinafter referred to as Grantee, whose post office address is 1241 Gulf of Mexico Drive, #304, Longboat Key, FL 34228.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 304, THE WATER CLUB I AT LONGBOAT KEY, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2798, Page 2151, and all exhibits and amendments thereof, and recorded in Condominium Book 31, Page 7, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: WALTER TOTO, ESQ.

Witness Address: 317 FORSGATE DR.
MONROE TWP., NJ 08831

Elizabeth Toto
Witness Name: Elizabeth Toto

Witness Address: 317 Forsgate Dr.
Monroe Twp, NJ 08831

ANTHONY MARTINELLI, individually
and as Trustee of THE ANTHONY
MARTINELLI 2012 IRREVOCABLE
TRUST

STATE OF New Jersey
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of June 2026 by ANTHONY MARTINELLI, individually and as Trustee of THE ANTHONY MARTINELLI 2012 IRREVOCABLE TRUST, who is personally known to me or who have produced NJ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

CAROL A. OBERG
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 21, 2026
COMMISSION: #50165967

Carol A. Oberg
Signature of Notary Public
CAROL A. OBERG
Print Name of Notary Public

I am a Notary Public of the State of
New Jersey and my commission
expires on 7/21/26