

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119579 3 PG(S)**

Prepared by:
Clifford M. King
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, FL 34202

9/1/2026 3:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

File Number: 2026-0208

SIMPLIFILE

Receipt # 3540091

Consideration: \$172,000.00

Doc Stamp-Deed: \$1,204.00

General Warranty Deed

Made this September 1, 2026 A.D. By **Cindy Jane Williams a married woman whose post office address is 83 Swan Dr, Middletown, Rhode Island 02842 and Beth Ann Piermarini a married woman**, whose post office address is: 3 Partidge Circle, Townsend, Massachussetts 01469, hereinafter called the grantor, to **ARE, LLC, a Florida Limited Liability Company**, whose post office address is: PO BOX 51304, Sarasota, Florida 34232, 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 Ten Dollars, (\$10.00) 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 82, WILLOW LINKS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1357, Pages 2054 through 2088, and Amendments thereto and as per plat thereof recorded in Condominium Book 13, Pages 46, 46-A through 46-D, of the Public Records of Sarasota County, Florida.

Grantor warrants that the subject property is not and never was the Grantor's homestead under the laws of the State of Florida, in that neither Grantor nor any members of the household of Grantor reside thereon nor any property contiguous thereto. Grantor's residence and homestead address is : 83 Swan Dr, Middletown, Rhode Island 02842 and 3 Partridge Circle, Townsend, Rhode Island 02842.

Parcel ID Number: **0034012082**

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

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.

This document prepared by and return to:
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202
Clifford King, Esq.
Our File #2026-0208

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

 
Signature: - Witness Cindy Jane Williams - Seller

Bridget K. Thompson #1
Print name:

858 W. Main Rd.

Address Line 1:
Middletown, RI 02842

Address Line 2:


Signature: - Witness
Nicholas Edwards #2

Print name:
858 West Main Rd.

Address Line 1:
Middletown, RI, 02842

Address Line 2:

STATE OF: Rhode Island
COUNTY OF: Newport

I hereby certify that the foregoing instrument was acknowledged by means of ☐ physical presence or ☐ online notarization, before me on September 1, 2026, by Cindy Jane Williams a married woman as Personal Representative of the Estate of William R. Nimee, deceased, who is personally known to me or has produced Drivers license as identification, and who did/did not take an oath.


Notary
Printed Name: Kyleen Driscoll

My commission expires: 2/7/2027

KYLEEN DRISCOLL Notary Public State of Rhode Island <u>RI #990015</u>

This document prepared by and return to:
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202
Clifford King, Esq.
Our File #2026-0208

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Teuta Baboci
Signature: _____ - Witness

TEUTA BABOCI #1
Print name: _____

225 Main St
Address Line 1: _____

TOWNSEND, MA 01469
Address Line 2: _____

Elian Rivera
Signature: _____ - Witness

Elian Rivera #2
Print name: _____

225 main st
Address Line 1: _____

Townsend, MA 01469
Address Line 2: _____

Beth Ann Piermarini
Beth Ann Piermarini - Seller

STATE OF: Massachusetts
COUNTY OF: Middlesex

I hereby certify that the foregoing instrument was acknowledged by means of ☒ physical presence or ☐ online notarization, before me on August 31, 2026, by Beth Ann Piermarini a married woman as Personal Representative of the Estate of William R. Nimee, deceased, who is personally known to me or has produced Drivers License as identification, and who did/did not take an oath.

Nancy J Melvin
Notary

Printed Name: Nancy J Melvin

My commission expires: 05/04/2029



NANCY J. MELVIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 4, 2029