26 W 1986

**RECORDED IN OFFICIAL RECORDS**
**INSTRUMENT # 2026116436 3 PG(S)**

**8/26/2026 1:20 PM**
**KAREN E. RUSHING**
**CLERK OF THE CIRCUIT COURT**
**SARASOTA COUNTY, FLORIDA**
**SIMPLIFILE** Receipt # 3537496

**Doc Stamp-Deed: $1,750.00**

PINNACLE
LAW GROUP P.A.

Prepared by and return to:
Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

File No 2026-203
Consideration 250,000.00
Parcel Identification No 0259110136

[Space Above This Line For Recording Data]

# WARRANTY DEED

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

**This indenture** made the **28th day of August, 2026** between **Rolf Schuchardt and Irmgard Schuchardt, husband and wife,** whose post office address is Uhlandstr. 33, Fuerth-Dambach, Fuerth-Dambach 90768, Germany, Grantor, to **Holly M. Nikolich, a single woman**, whose post office address is 3400 S. Tamiami Trail, Unit 202, Sarasota, FL 34239, of thc County of Sarasota, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($250,000.00) 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 County, Florida, to-wit:

**Lot 1136, LAKE SARASOTA SUBDIVISION, Unit No. 12, as per plat thereof as recorded in Plat Book 8, Page 93, 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:*

Rolf Schuchardt

Irmgard Schuchardt

WITNESS
PRINT NAME: Mason

WITNESS 1 ADDRESS

WITNESS
PRINT NAME: FRECHES

WITNESS 2 ADDRESS

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (__) physical presence or (__) online notarization, this _____ day of August, 2026, by Rolf Schuchardt and Irmgard Schuchardt, husband and wife, (__) who is/are personally known to me or (__) who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

**UVZ-Nr.** 26 W 1986

2026:01613, su/mf

TO ALL TO WHOM these presents shall come I, Martin Walter, notary duly admitted and sworn, DO HEREBY CERTIFY the genuineness of the signatures on the preceding page, such signatures having been this day subscribed as true signatures in my presence by

Mr. Rolf **Schuchardt**,
born on 10th of November 1943,
according to his statement married,
residing at Uhlandstr. 33, 90768 Fürth,
identified by his official identity card.
Mrs. Irmgard **Schuchardt**, birth name Hofmann,
born on 15th of December 1937,
according to her statement married,
residing at Uhlandstr. 33, 90768 Fürth
identified by her official identity card.

As witnesses:
Mrs. Gerdemie **Freches**,
born on 2nd of August 1967,
residing at Schwedenstraße 17, 90768 Fürth
identified by her official identity card,
and
Mr. Rainer **Masur**,
born on 20th of October 1959,
residing at Gartenweg 14, 53229 Bonn,
identified by his official identity card.

My commission as a civil law notary does not expire.

IN FAITH AND TESTIMONY whereof I, the said notary, have subscribed my name and set and affixed my seal of office at

Fürth, Bavaria, Germany, the 26th of August 2026

Martin Walter, Notary Public

MARTIN WALTER NOTAR IN FÜRTH