

8/26/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537618

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-720-SXC

Sales Price: Price: \$364,900.00

Doc Stamp-Deed: \$2,554.30

## General Warranty Deed

Made this 24th day of August, 2026 By **George Nikias and Andrea Pollatos, husband and wife**, whose address is: 61031 114th Ave. E Parrish, FL 34219 , hereinafter called the grantor, to **John K. Kretschmar, a single man**, whose post office address is: 5369 Lake Arrowhead Trail, 17A, Sarasota, FL 34231, 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 17A, Building 5, Amended Plat of Lake Arrowhead Condominium Phase II, a Condominium, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1434, Page 1232, as thereafter amended, and as per Plat thereof recorded in Condominium Book 16, Page 33, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0088011034**

**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.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Aileen Martinez

Witness Signature above:

Witness print name below:

Aileen Martinez

Witness Address:

670 W 71st PL Hialeah, FL 33014

GEORGE NIKIAS

George Nikias

61031 114th Ave. E

Parrish, FL 34219

Andrea Pollatos

Soraima I. Martinez

Witness Signature above:

Witness print name below:

Soraima I. Martinez

Witness Address:

670 W 71st PL Hialeah, FL 33014

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of August, 2026, by George Nikias, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

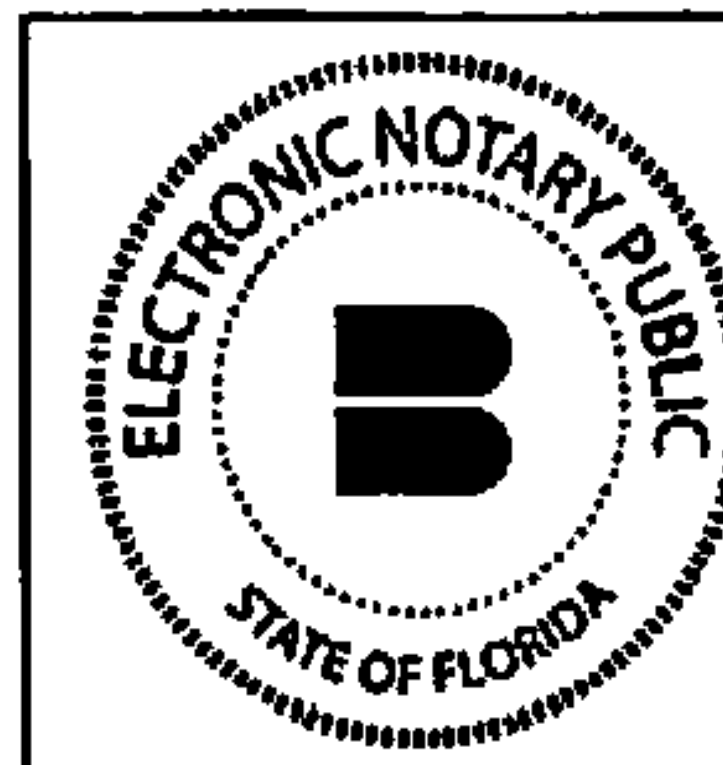
Soraima I. Martinez

Signature of Notary Public

Soraima I. Martinez

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Soraima I. Martinez  
Electronic Notary Public  
State of Florida  
Commission #: HH647087  
Commission Expires: 04/22/2029

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 Andrea Pollatos, ☐ who is/are personally known to me or ☐ who has/have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Aileen Martinez

Witness Signature above:

George Nikias

Witness print name below:

Aileen Martinez

Andrea Pollatos

Andrea Pollatos

Witness Address:

670 W 71st PL Hialeah, FL 33014

96 Athanasiou Diakou Argyroupolis 16451

Soraima I. Martinez

Witness Signature above:

Athens Greece

Witness print name below:

Soraima I. Martinez

Witness Address:

670 W 71st PL Hialeah, FL 33014

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 George Nikias, ( ) who is/are personally known to me or ( ) who has/have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (✓) online notarization, this 18 day of August, 2026, by Andrea Pollatos, ( ) who is/are personally known to me or (✓) who has/have produced Driver License as identification.

Soraima I. Martinez

Signature of Notary Public

Soraima I. Martinez

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

