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Dist. Clerk P.M.S. 105.70
By M. Taylor
Deputy Clerk

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OFFICIAL RECORDS
BOOK 2665 PAGE 1219

DEED OF REAL ESTATE

THIS DEED, made this 16th day of August, A.D., 1994, between Merlin W. Heye, District Director of Internal Revenue for the Fort Lauderdale District, Internal Revenue Service, P.O. Box 17167, Fort Lauderdale, Florida 33318, hereinafter called grantor, and Garry Battaglia, Post Office Box 522, Laurel, Florida 34272, hereinafter called grantee:

WHEREAS, by virtue of a levy issued to collect unpaid taxes due the United States and payable by Hillery J. Tritsch, 2450 Belvoir Boulevard, Sarasota, Florida 34237, the grantor, through his duly authorized Internal Revenue Officer, seized the property hereinafter described (see legal description on page two) and, after giving public notice of the time and place of sale in the manner and form required by statute, offered said property for sale at public auction on January 28, 1994; and

WHEREAS, in accordance with Subchapter D, Chapter 64 of the Internal Revenue Code of 1986, as amended; said property was sold to the said grantee for the sum of Fifteen Thousand One Hundred Dollars and Zero Cents (\$15,100.00), that being the highest bid for same; and

WHEREAS, the period for redeeming said property having elapsed and the original Certificate of Sale as executed pursuant to Section 6338(a) of the Internal Revenue Code of 1986, as amended; having been delivered to the grantor as required by statute; and

WHEREAS, the grantor has determined that the interest of the United States in the property hereinafter described under and by virtue of its liens for unpaid taxes, has been fully satisfied by the aforesaid sale to the grantee; and

NOW WITNESSETH, that the grantor, in consideration of the sum of money so paid as aforesaid, receipt of which is hereby acknowledged;

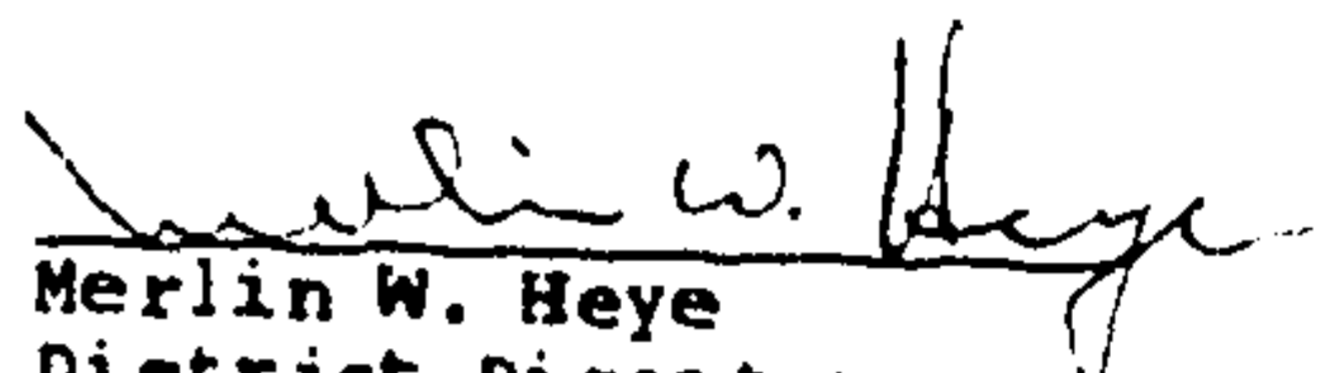
1. Does discharge the property hereinafter described from the aforesaid tax liens, saving and reserving, however, the full force and effect of said tax liens against and upon all other property and rights to property, whether real or personal, to which said liens attach; and

2. Does quitclaim unto the said grantee, all the estate, right, title, and interest which the said Hillery J. Tritsch had on December 24, 1990, (the date when the liens of the United States for unpaid taxes, for which said levy was issued, did attach to such estate, right, title, and interest), in and to all that certain parcel of land in Sarasota County, Florida, more particularly described as follows:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 18 EAST, RUN THENCE WESTERLY 300 FEET ALONG THE SOUTH LINE OF SAID SECTION 25 TO A POINT; THENCE TO THE RIGHT 90 DEGREES A DISTANCE OF 20 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LAUREL ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 250 FEET TO A POINT; THENCE TO THE LEFT 90 DEGREES A DISTANCE OF 100 FEET TO A POINT; THENCE TO THE LEFT 90 DEGREES A DISTANCE OF 250 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LAUREL ROAD; THENCE TO THE LEFT 90 DEGREES A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SARASOTA COUNTY, FLORIDA.

TO HAVE AND TO HOLD said described property unto said grantee and his heirs and assigns forever, as fully and absolutely as the said grantor can or should quitclaim by virtue of said levy and the laws of the United States relating thereto.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, the day and year first above written.


Merlin W. Heye
District Director
Ft. Lauderdale District
Internal Revenue Service
P.O. Box 17167
Fort Lauderdale, Florida

Signed, sealed and delivered
in the presence of :

Deborah L. Szazama
Printed Name

Deborah L. Szazama
Signature

Sue J. Slappy
Printed Name

Sue J. Slappy
Signature

STATE OF FLORIDA |
 |
COUNTY OF BROWARD |

SS:

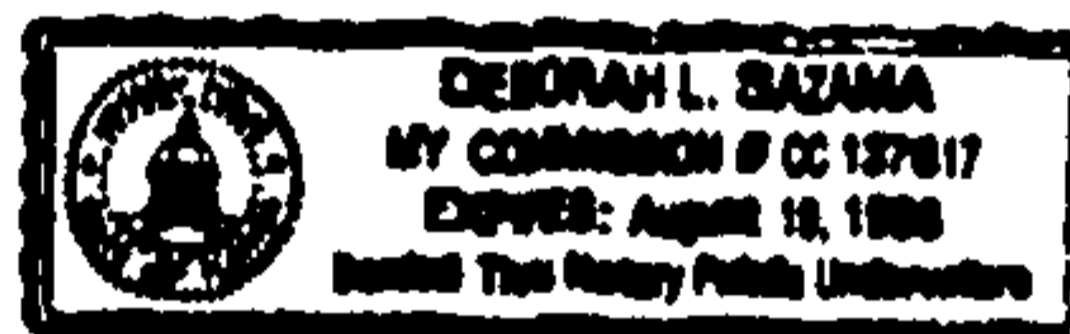
Before me, an officer duly authorized in the State and County above named to take acknowledgements, this day personally appeared Merlin W. Heye, to me well known and well known by me to be the person described in and who executed the foregoing instrument as District Director of Internal Revenue, Ft. Lauderdale District, Internal Revenue Service; and he acknowledged before me that he executed the same as such District Director of Internal Revenue, Ft. Lauderdale District, Internal Revenue Service, and for the purpose therein expressed.

WITNESS my hand and official seal at Ft. Lauderdale, County and State aforesaid, this 16th day of August A.D., 1994.

Deborah L. Szama
Printed Name

Deborah L. Szama
Signature

Notary Public
My Commission Expires:



This Instrument was prepared by:
Lynda P. Abramowitz
Internal Revenue Service
P.O. Box 17167
Ft. Lauderdale, Florida

RECORDED IN OFFICIAL
RECORDS
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CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL