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INSTRUMENT # 2004159138 1 PG
2004 AUG 16 01:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#512991

TAX ID #0434-03-0001
THIS INSTRUMENT PREPARED BY:
FRANK C. WHEELER, ESQUIRE
CHARLES F. WHEELER, P.A.
Post Office Box 1744
Venice, Florida 34284

Doc Stamp-Deed: 1,351.00

TRUSTEE'S DEED



KNOW ALL MEN BY THESE PRESENTS, That GARRY BATTAGLIA, a married man, Individually and as Trustee of the Roseanne Battaglia Trust, under agreement dated March 14, 2000, hereinafter referred to as Grantor, and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release and convey to LEIGH VERCHESKI, a single man, hereinafter referred to as Grantee, whose mailing address is 2237 S. Tamiami Trail, Venice, Florida, all that piece or parcel of land situate in the County of Sarasota, State of Florida, and described as follows:

Lots 12874, 12875 and the South 1/2 of Lot 12876, South Venice, Unit No. 49, according to the plat thereof as recorded in Plat Book 7, page 13, of the Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations, and easements of record, if any, zoning, applicable governmental regulations, and taxes and assessments for the year 2004, and subsequent years.

Grantor warrants and covenants that the above-described property does not constitute the homestead of the Grantor, nor is it contiguous thereto.

TO HAVE AND TO HOLD the above-released premises, with all his rights, easements and appurtenances, to LEIGH VERCHESKI, a single man, his heirs and assigns, to them and their use and behalf forever.

GARRY BATTAGLIA, a married man, Individually and as Trustee of the Roseanne Battaglia Trust, under agreement dated March 14, 2000, covenants, for Grantor and Grantor's heirs, executors and administrators, with Grantee and his assigns, that the premises are free from all encumbrances made by GARRY BATTAGLIA, a married man, Individually and as Trustee of the Roseanne Battaglia Trust, under agreement dated March 14, 2000, except as aforesaid, but against none other. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GARRY BATTAGLIA, a married man, Individually and as Trustee of the Roseanne Battaglia Trust, under agreement dated March 14, 2000, as aforesaid, here set his hand and seal this 12 day of August, 2004.

Signed, sealed and delivered
in the presence of:

Printed Name: Paula Y. Wesley

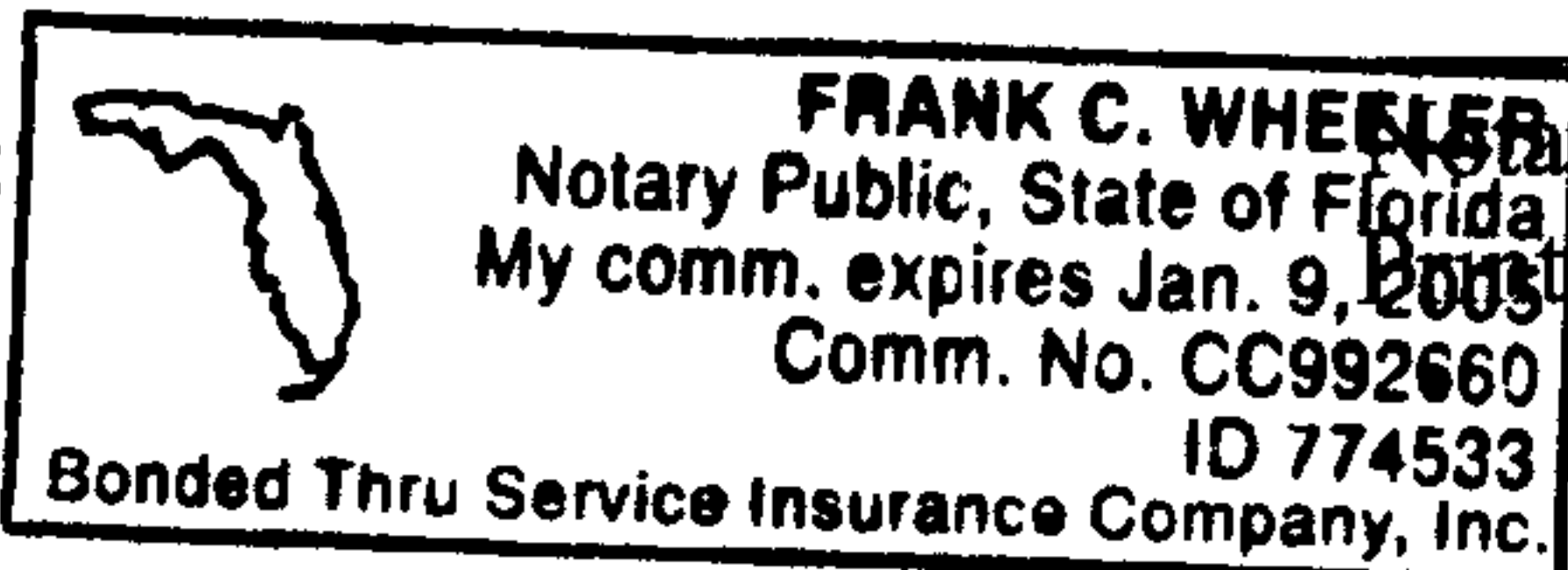
Printed Name: FRANK C. WHEELER

GARRY BATTAGLIA, Individually and
as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of August, 2004, by GARRY BATTAGLIA, a married man, Individually and as Trustee of the Roseanne Battaglia Trust, under agreement dated March 14, 2000, who is personally known to me or who has produced his U.S. driver's license as identification and who did take an oath.

My Commission Expires:



Name: FRANK C. WHEELER