

Prepared By And When  
Recorded, Return To: 343  
Riddell Title & Escrow  
3400 S. Tamiami Trail  
Sarasota, FL 34239  
File #: 02-928  
Parcel ID #: 0027-04-0003

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003021092 2 PGS  
2003 FEB 03 07:19 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MMARDEN Receipt#273722  
Doc Stamp-Deed: 4,900.00

## WARRANTY DEED

This WARRANTY DEED, dated January 30, 2003, by



Avanti Steel Buildings, Inc., a Florida Corporation d/b/a Independent Concrete Products, hereinafter called GRANTOR,

whose post office address is: 2074 47th Street, Sarasota, FL 34234

Twin City, Inc., a Florida Corporation, hereinafter called the GRANTEE,

whose post office address is: 2116 59th Street, Sarasota, FL 34243

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, 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:

See Attached Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Avanti Steel Buildings, Inc., a Florida Corporation d/b/a  
Independent Concrete Products

WITNESSES:

Signature: [Signature]

Print Name: Jon Paul Kleiber

Signature: [Signature]

Print Name: Thomas Bluzier

By: [Signature]  
Lawrence W. Gallagher, President

State of **FLORIDA**  
County of **SARASOTA**

THE FOREGOING INSTRUMENT was acknowledged before me 1/20/03,  
by Lawrence W. Gallagher, President of Avanti Steel Buildings, Inc., a Florida Corporation d/b/a Independent  
Concrete Products  
who is/are personally known to me or who produced D/L as identification.

Notary Seal:



Thomas B. Luzier  
My Commission CC955045  
Expires July 22, 2004

Signature: [Signature]

Notary Public

Expiration Date: \_\_\_\_\_

Print Line: \_\_\_\_\_

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**EXHIBIT "A"**

**Lots 46, 47 and 48 and the North ½ of Lot 49 of TAMPA SOUTHERN RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION in the SW ¼ of the SW ¼ of Section 5 and NW ¼ of the NW ¼ of Section 8, Township 36 South, Range 18 East, more particularly described as follows:**

**Commence at the Southwest corner of said Section 5; thence Northerly along the West line of said Section 5, 84.3 feet; thence with an angle of 89°11' to the right run Easterly 547.2 feet to the Point of Beginning; thence continue Easterly 230.00 feet; thence with an angle of 90°08' to the right run Southerly 350.0 feet; thence with an angle of 89°52' to the right run Westerly 230.0 feet; thence with an angle of 90°08' to the right run Northerly 350.0 feet to the Point of Beginning.**