

Prepared by and return to  
Michael M. Metz  
Guardian Building Products, Inc.  
979 Batesville Road  
Greer, SC 29651

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2007103160 4 PGS

2007 JUN 28 01:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CBETHEL Receipt#936721

Doc Stamp-Deed: 13,370.00

292723

RETURN TO:

First American Title Ins. Co.  
25400 US 19 N, Suite 135  
Clearwater, FL 33763



2007103160

### WARRANTY DEED

Ashley Aluminum, LLC, a Georgia limited liability company whose address is 979 Batesville Rd., Greer, South Carolina, 29651 ("Grantor") hereby conveys and warrants to American Builders & Contractors Supply Co., Inc., a Delaware corporation whose address is One ABC Parkway, Beloit, Wisconsin 53511 ("Grantee") for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned cash in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, the following property located in the City of Sarasota, County of Sarasota, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

AND MADE A PART HEREOF

subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof, to have and to hold unto Grantee, its successors and assigns, forever.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed effective the 18th day of June, 2007.

Taxpayer I.D. No. 58-1960216

Parcel I.D. No. 0023-14-0003

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ACKNOWLEDGEMENT FOLLOWS

\* Successor by conversion  
from Ashley Aluminum  
Inc., a Georgia Corporation  
F/A Ashley Acquisition  
Corporation.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Michael M. Metz  
Name: Michael M. Metz

Stephen A. Monson  
Name: STEPHEN A. MONSON

ASHLEY ALUMINUM, LLC, a Georgia  
limited liability company, successor by  
conversion from Ashley Aluminum, Inc., a  
Georgia corporation f/k/a Ashley  
Acquisition Corporation

By: David E. Love  
David E. Love, Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2007, by David E. Love, a Manager of ASHLEY ALUMINUM, LLC, a Georgia limited liability company, on behalf of the limited liability company, who is personally known to me or who has produced a drivers license as identification.

Scott C Jevaney  
My Commission Expires.  
Serial No. \_\_\_\_\_



Scott C Jevaney  
My Commission DD194990  
Expires July 05, 2007

(NOTARIAL SEAL)

**Exhibit A**

**Legal Description**

Lot 27, SARASOTA INDUSTRIAL PARK, as per plat thereof recorded in Plat Book 24,  
Pages 8 and 8A, Public Records of SARASOTA County, Florida.

End of Exhibit A

## **Exhibit B**

### **Permitted Exceptions**

1. Taxes and assessments which are a lien upon the land, but not yet due and payable.
2. Those matters disclosed by that ALTA/ACSM Land Title Survey prepared by Lou Boudreau, Network Project No. 20070659-7, Project No. 9200700217 last dated June 4, 2007.
3. Provisions of the Plat of Sarasota Industrial Park, recorded in Plat Book 24, Pages 8 and 8A of the Public Records of Sarasota County, Florida.
4. Declaration of Restrictions on Real Estate recorded in O.R. Book 1230, Page 1342, as affected by: Amendment to Declaration of Restrictions on Real Estate recorded in O.R. Book 1308, Page 396, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 1816, Page 734.

End of Exhibit B