

Prepared by and return to:  
**Steven Applebaum**  
**Law Office of Brian D. Hess**  
**9108 Front Beach Road**  
**Panama City Beach, FL 32407**

File Number: 190228  
Consideration: \$449,000.00

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(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 3<sup>rd</sup> day of March, 2019, between Salvatore T. Lamantia and Bilia A. Lamantia, individually, and Salvatore T. Lamantia and Bilia A. Lamantia as Co-Trustees of the Salvatore T. Lamantia Living Trust dated July 19, 2001 whose post office address is 2 Lionshead Drive, Ormond Beach, FL 32174, grantor, and Todd Alan Cochran whose post office address is 3709 Willow Wind Drive, Marietta, GA 30066, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Bay County, Florida, to-wit:

**Condominium Unit C-1001, Boardwalk Central, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2599, Page 84, as amended from time to time, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 34990-192-000**

**THIS PROPERTY IS NOT THE HOMESTEAD OF ANY PERSON.**

**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, 2018.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Kelce Schleining  
(Print Witness Name)

Caitlin Parry  
Witness Name: Caitlin Parry  
(Print Witness Name)

[Signature]  
Witness Name: Kelce Schleining  
(Print Witness Name)

Caitlin Parry  
Witness Name: Caitlin Parry  
(Print Witness Name)

Salvatore T. Lamantia Living Trust dated July 19, 2001

By: [Signature]  
Salvatore T. Lamantia, - Co Trustee

By: Bilia A. Lamantia  
Bilia A. Lamantia,, - Co Trustee

By: [Signature]  
Salvatore T. Lamantia, individually

By: Bilia A. Lamantia  
Bilia A. Lamantia,, - individually

State of Florida

County of Volusia

The foregoing instrument was acknowledged before me this 3 day of March, 2019, by Salvatore T. Lamantia and Bilia A. Lamantia, individually and as co-trustees of the SALVATORE T. LAMANTIA LIVING TRUST DATED JULY 19, 2001, who ( ) are personally known to me or (X) have produced Florida Driver License as identification.



[Signature]  
Notary Public

Printed Name: Qonshicka Keels

My Commission Expires: 6/29/2022