

This Instrument Prepared By:  
**South Oak Title Grayton, LLC**  
**Elizabeth Everitt Southerland**  
**13800 Panama City Beach**  
**Parkway**  
**Panama City Beach, FL 32407**

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: T3A-24-5040

Property Appraisers Parcel I.D. (Folio) Number(s):  
11715-443-000

## WARRANTY DEED

**THIS WARRANTY DEED**; Made the **July 10, 2024**, by **Sigma Development LLC, a Virginia Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is 14241 Midlothian Turnpike, 143, Midlothian, VA 23113, and **James Adelizzi and Alba Adelizzi, a married couple**, (herein referred to as “Grantee”), whose mailing address is 4301 Misty Lane, Lynn Haven, FL 32444.

**WITNESSETH**: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

**The South 128 feet of Lot 5, Block A, of Baywood Shore Estates, Unit Six, according to the plat thereof as recorded in Plat Book 11, Page 92, of the Public Records of Bay County, Florida.**

**TOGETHER** with all 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 **2024**, reservations, restrictions, and easements of record, if any.

\*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 9<sup>th</sup> day of July, 2024.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]  
WITNESS

Keely Fitch  
Printed Name

14241 MIDLOTHIAN TURNPIKE  
Physical Address of Witness 1

23113 MIDLOTHIAN, VA  
Physical Address of Witness 1

[Signature]  
WITNESS

Denise M. Dabrule  
Printed Name

14241 MIDLOTHIAN TURNPIKE  
Physical Address of Witness 2

MIDLOTHIAN VA 23113  
Physical Address of Witness 2

Sigma Development LLC, a Virginia Limited Liability Company

By: [Signature]  
Mark Paniccia, managing member

STATE OF ~~FLORIDA~~ VIRGINIA  
COUNTY OF ~~BAY CHESTERFIELD~~

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 9<sup>th</sup> day of July, 2024 by Mark Paniccia, managing member of Sigma Development LLC, a VA Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: ✓

Type of Identification Produced: DRIVERS LICENSE

After Recording Return to:  
South Oak Title Grayton, LLC  
Elizabeth Everitt Southerland  
13800 Panama City Beach Parkway  
Panama City Beach, FL 32407

