

PREPARED BY AND RETURN TO:  
LISA Y. SHORTS PITELL  
ATTORNEY AT LAW  
PITELL LAW FIRM, P.L.  
P.O. BOX 5148  
NICEVILLE, FL 32578  
(850) 897-0045

Parcel ID: 37049-003-000

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## WARRANTY DEED OF GIFT

THIS WARRANTY DEED made this 5<sup>th</sup> day of September, 2024, by **Cory R. Champion and Alex S. Correia, married to each other**, hereinafter called the grantor, whose address is 318 15th Street, Panama City Beach, FL 32413, to **Cory Roger Champion and Alexandre Sanchez Correia, as Trustees of the Champion Correia Revocable Trust dated September 5<sup>th</sup>, 2024**, hereinafter called the grantee, whose post office address is 318 15th Street, Panama City Beach, FL 32413.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of love and affection, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantees the following described real property and to all that certain land situate in **BAY** County, Florida, to-wit:

*A parcel of land being a portion of Lot 14, Block 43 of the Eighth Addition to Laguna Beach Estates as recorded in Plat Book 8, Page 84 of the Public Records of Bay County, Florida; being more particularly described as follows: Commence at the Northwest corner of Lot 14, Block 43 ; thence South 27 degrees 18 minutes 17 seconds West along the Easterly right-of-way line of 15th Street (50 foot R/W), 10.00 feet to the Point of Beginning; thence departing said Easterly right-of-way line, run South 59 degrees 45 minutes 54 seconds East, 120.16 feet to the Easterly line of said lot 14; thence South 27 degrees 18 minutes 17 seconds West along said Easterly line, 31.35 feet; thence departing said Easterly line, run North 61 degrees 30 minutes 14 seconds West, 120.03 feet to said Easterly right-of-way line; thence North 27 degrees 18 minutes 17 seconds East along said Easterly right-of-way line, 35.00 feet to the Point of Beginning. Said parcel containing 0.09 acres, more or less.*

SUBJECT TO all other easements and restrictions of record and taxes for the current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized in and to said land in fee simple; that the grantors have good right and lawful authority to sell and convey interest in and to said land; that the grantors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the

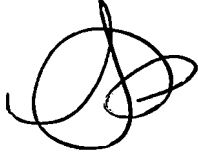
grantor's interest in and to said land is free of all encumbrances, except taxes accruing from December 31, 2023.

**It is expressly provided, however, that the grantor reserves to Cory R. Champion and Alex S. Correia a life estate, and it is here expressly agreed that Cory R. Champion and Alex S. Correia shall have, and for Cory R. Champion's and Alex S. Correia's assigns, the full possession, benefit, and use of the described property, as well as of the rents, issues, and profits from it, for and during Cory R. Champion's and Alex S. Correia's natural lives.**

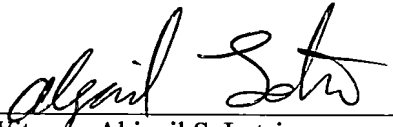
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:

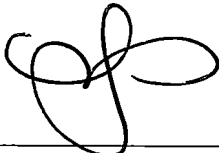
**WITNESSES:**



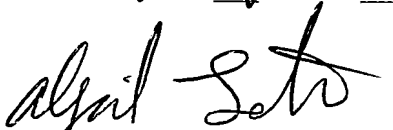
Witness: Lisa Y. Shorts Pitell  
P.O. Box 5148, Niceville, FL 32578  
Presence: Physical  Online



Witness: Abigail S. Letsinger  
P.O. Box 5148, Niceville, FL 32578  
Presence: Physical  Online

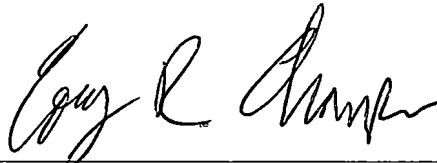


Witness: Lisa Y. Shorts Pitell  
P.O. Box 5148, Niceville, FL 32578  
Presence: Physical  Online



Witness: Abigail S. Letsinger  
P.O. Box 5148, Niceville, FL 32578  
Presence: Physical  Online

**GRANTOR:**



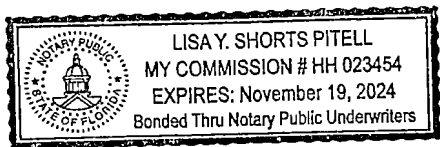
Cory R. Champion



Alex S. Correia

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me on September 5<sup>th</sup>, 2024 Cory R. Champion and Alex S. Correia.



A handwritten signature in black ink, appearing to be "L. Shorts Pitell", written over a horizontal line.

Physical Presence \_\_\_\_\_ ✓  
Online Notarization \_\_\_\_\_  
Personally Known \_\_\_\_\_ ✓  
Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

Notary Public--State of Florida  
Print Notary Name: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The preparer of this deed has not performed a title search and makes no representation as to the accuracy of the legal description contained herein.