

This Instrument Prepared By:  
**South Oak Title**  
**Kelsey Little**  
**2810 Martin Luther King Jr Blvd**  
**Suite A**  
**Panama City, FL 32405**  
As a necessary incident to the  
fulfillment of conditions contained in a  
title insurance commitment issued by it.

File: **PC-25-1119**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**15944-001-000**

Consideration: \$140,000.00

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **February 12, 2025**, by  
**Shaundreika Washington, a single person, and Channella Washington (herein referred to as “Grantor,”**  
**whether one or more)**, whose mailing address is  
6205 Gettysburg Drive, Arlington, TX 76002,  
and **Panhandle Real Estate Investments, LLC, a Florida Limited Liability Company**, (herein referred to as  
“Grantee”), whose mailing address is  
12323 Country Club Drive, Panama City, FL 32404.

**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:

**BEGINNING 424 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 4 SOUTH, RANGE 14 WEST; RUNNING THENCE NORTH 210 FEET;  
THENCE EAST 60 FEET; THENCE SOUTH 210 FEET THENCE WEST 60 FEET TO THE POINT OF  
BEGINNING. BEING IN AND A PART OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF  
SAID SECTION 3, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. LESS AND  
EXCEPT ROAD RIGHT OF WAY.**

This Property **IS** the homestead of the Grantor(s) under the laws and constitution of the State of 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 12 day of Feb, 2025.

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

[Signature]  
WITNESS

Catalina Lopez  
Printed Name

1301 E Debbie Ln Ste 102  
Physical Address of Witness 1

Mansfield TX 76063  
Physical Address of Witness 1

[Signature]  
Shaundreika Washington

Jennifer Lauren  
WITNESS

Jennifer Lauren  
Printed Name

1301 E Debbie Lane Ste 102  
Physical Address of Witness 2

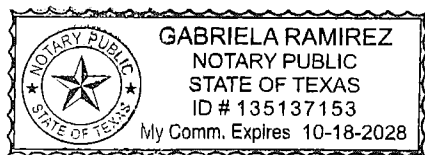
Mansfield TX 76063  
Physical Address of Witness 2

STATE OF Texas  
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization,  
this 12 day of February, 2025 by Shaundreika Washington, who is  personally known to me or who  has  
produced Driver License as identification.

[Signature]  
Signature of Notary Public

Gabriela Ramirez  
Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s),  
this 12 day of February, 20 25.

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

Kelsey Little  
WITNESS

Kelsey Little  
Printed Name

2810 MLK Jr Blvd. Ste A  
Physical Address of Witness 1

Panama City, FL 32405  
Physical Address of Witness 1

Channella Washington  
Channella Washington

[Signature]  
WITNESS

Christin Brambelle  
Printed Name

2810 MLK Jr Blvd, A  
Physical Address of Witness 2 Panama City, FL 32405

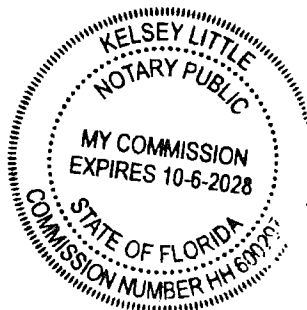
Physical Address of Witness 2

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization,  
this 12<sup>th</sup> day of February, 2025 by Channella Washington, who is  personally known to me or who  has  
produced DC as identification.

Kelsey Little  
Signature of Notary Public

Kelsey Little  
Print, Type/Stamp Name of Notary



After Recording Return to:  
South Oak Title  
Kelsey Little  
2810 Martin Luther King Jr Blvd, Suite A  
Panama City, FL 32405