

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-25-3254**

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

Consideration: \$229,000.00

WARRANTY DEED

THIS WARRANTY DEED, Made the April 25, 2025, by Panhandle Real Estate Investments, LLC, a Florida Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is 12323 Country Club Drive, Panama City, FL 32404

and Ruben Diaz Lomeli and Josheleen Chantal Estrada, a married couple, (herein referred to as "Grantee"), whose mailing address is

2125 E. 7th St. Panama City, FL 32401

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.

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 25 day of April, 2025

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

Heather Newsome
WITNESS

Heather Newsome
Printed Name
2810 MLK Jr Blvd Ste A
Physical Address of Witness 2

Panama City, FL 32405
Physical Address of Witness 2

Panhandle Real Estate Investments, LLC, a Florida Limited Liability Company

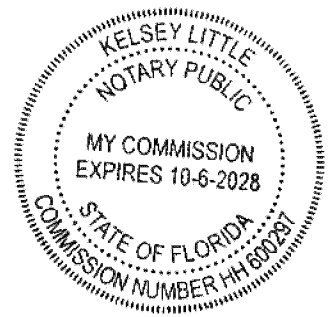
By: Peyton W. Saluto, Sr.
Peyton W. Saluto, Sr., Manager

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 25 day of April, 2025, by Peyton W. Saluto, Sr., Manager of Panhandle Real Estate Investments, LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or () who has/have produced _____ 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