

165K

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of  
Compass Title, LLC  
Address: 3517 N. Lecanto Hwy  
Beverly Hills, FL 34465  
File No. 25-01033  
Parcel No.: 3523115

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17<sup>th</sup> day of March, 2025, by GAIL E. ZELL A/K/A GAIL ELIZABETH ZELL, an unmarried widow and surviving spouse of PETER M. ZELL, deceased, hereinafter called the Grantor, to **BRYAN HOWELL**, whose post office address P.O. Box 422 Pikeston Ohio 45661 hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

**Lot 16, of WESTWOOD ACRES formerly known as WESTRIDGE ACRES, an unrecorded subdivision further described as follows:**

**Lot 16:**

Commence at the intersection of the North right-of-way line of State Road No. 488 and the East line of Section 16, Township 17 South, Range 17 East, thence S 55° 51' 10" W along said North right-of-way line 2478.97 feet, thence N 0° 08' 01" E 2234.20 feet, thence N 89° 10' 10" W 300 feet, thence N 0° 08' 01" E 300 feet, thence N 89° 10' 10" W 1050 feet, thence N 0° 08' 01" E 900 feet to the Point of Beginning, thence continue N 0° 08' 01" E 150.0 feet, thence N 89° 10' 10" W 300.0 feet, thence S 0° 08' 01" W 150.0 feet, thence S 89° 10' 10" E 300.00 feet to the Point of Beginning.

Subject to an Easement across the West 25 feet thereof.

**Lot 17 of WESTWOOD ACRES, formerly known as WESTRIDGE ACRES, an unrecorded subdivision further described as follows:**

Commence at the intersection of the North right-of-way line of State Road No. 488 and the East line of Section 16, Township 17 South, Range 17 East; thence, South 55° 51' 10" West along said North right-of-way line 2478.97 feet; thence North 0° 08' 01" East 2234.20 feet; thence North 89° 10' 10" West 300 feet, North 0° 08' 01" East 300 feet; thence North 89° 10' 10" West 1050 feet; thence North 0° 08' 01" East 750 feet to the Point of Beginning; thence continue North 0° 08' 01" East 150.0 feet; thence North 89° 10' 10" West 300.0 feet; thence South 0° 08' 01" West 150.0 feet; thence South 89° 10' 10" East 300.0 feet to the Point of Beginning.

Together with that certain mobile home situate thereon.

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

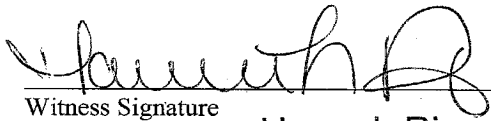
SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

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

Signed, sealed and delivered in the presence of:

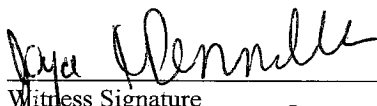


Witness Signature  
Printed Name: **Hannah Riggs**

Address: \_\_\_\_\_  
3517 N. Lecanto HWY  
Beverly Hills, FL 34465

*Gail Zell by Michelle Lee AIE* L.S.  
Name: Gail E. Zell A/K/A Gail Elizabeth Zell by Michelle Lee Pecora, as her Attorney-in-Fact  
Address:

9729 W Misty Jewell Terrace  
Crystal River, FL 34428

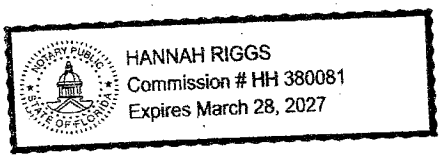


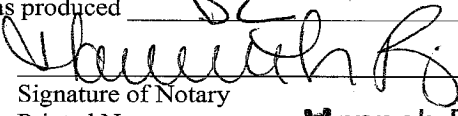
Witness Signature  
Printed Name: **Joyce Pennella**

Address: \_\_\_\_\_  
3517 N. Lecanto HWY  
Beverly Hills, FL 34465

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of March, 2025, by Michelle Lee Pecora, as her Attorney-in-Fact for Gail E. Zell A/K/A Gail Elizabeth Zell, who is personally known to me or who has produced \_\_\_\_\_ as identification.





Signature of Notary  
Printed Name: **Hannah Riggs**  
My commission expires: