

2302

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 25-05002

Parcel No.: 2575999

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of **June, 2025**, by **GARY E. WYGLE** and **CAROL D. WYGLE**, husband and wife, hereinafter called the Grantors, to **GAVIN IDDINGS-WISEMAN** and **BRITTANY IDDINGS-WISEMAN**, husband and wife, whose post office address is

4181 North Mae West Way, Beverly Hills, FL 34465, hereinafter called the Grantees:

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

Lot 18 in Block 206, of OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE 2, according to the Map or Plat thereof recorded in Plat Book 14, Pages 15 to 18, inclusive, Public Records of Citrus County, Florida.

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

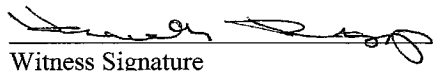
SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

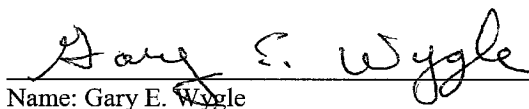
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

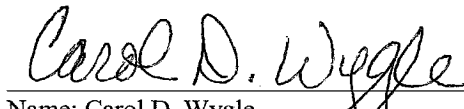
Signed, sealed and delivered in the presence of:

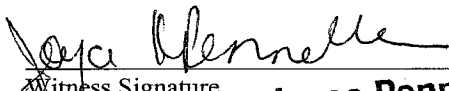

Witness Signature

Printed Name: Hannah Riggs

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


Name: Gary E. Wygle L.S.
Address: 4181 North Mae West Way, Beverly Hills, FL 34465



Name: Carol D. Wygle L.S.
Address: 4181 North Mae West Way, Beverly Hills, FL 34465


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 6th day of June, 2025, by Gary E. Wygle and Carol D. Wygle, who are personally known to me or who
have produced DL as identification.


Signature of Notary
Printed Name: Joyce Pennella
My commission expires:

