

Filing # 226350555 E-Filed 06/30/2025 09:38:52 PM

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR CITRUS COUNTY , FLORIDA**

IN RE: ESTATE OF  
MICHAEL CRAIG ROWDEN

PROBATE DIVISION  
CASE NO. 2024-CP-1137

Deceased  
\_\_\_\_\_ /

**PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF  
REAL PROPERTY  
(single individual ancillary personal representative)**

**CERTIFICATE: I hereby certify that I prepared this instrument from Information given to me by the parties hereto. I do not guarantee either marketability of title or accuracy of description, as I did not search the title of the property involved.**

The undersigned, Ancillary Personal representative whose post office address is 27247 Frampton Avenue, Brooksville, FL 34602, as ancillary personal representative of the estate of Michael Craig Rowden, deceased, hereby acknowledges that title to the real property located in Citrus County, Florida, owned by the decedent at the time of death, described as follows:

Parcel ID: 17E19S14 23410  
2801 S MACARTHUR TER , HOMOSASSA, FL

BEG AT NW COR OF SW1/4 OF SE1/4 OF SEC 14-19-17, TH S 89 DEG 46M 34S E AL N LN OF SW1/4 OF SE1/4 262.12 FT, TH LEAVING SD N LN S 00 DEG 13M 26S W 204.33 FT, TH S 84 DEG 23M 23S W 240.98 FT, TH N 5 DEG 33M 38S W 230 FT TO POB -- TOGETHER WITH EASM OF REC TITLE IN OR BK 2473 PG 2019

THIS IS NOT THE HOMESTEAD OF SAID GRANTORS. THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR WITHOUT A TITLE SEARCH OR SURVEY. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

Property Appraiser's Parcel Identification Number 17E19S14 23410 (the "Property"), vested in beneficiary, whose post office address is:

1/3 SHARE

Bruce Allison

Bruce Allison, as sole heir of the Estate of Michael Craig Rowden  
2548 NW Expressway Ste 102  
Oklahoma City, OK 73112-7139  
(405)604-6841

Estate of Michael Craig Rowden

PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL  
PROPERTY

mlbardrick@yahoo.com  
Sole Beneficiary: Bruce Allison

is the beneficiary by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Citrus County, Florida, Probate Division, in File No. 2024-CP-1137, subject to the rights of the personal representative under Florida Statutes sections 733.607 and 733.608 to:

1. take possession or control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
  - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
  - b. to enforce contribution and equalize advancement;
  - c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the [beneficiary/beneficiaries], the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in beneficiary free of all rights of the personal representative.

Estate of Michael Craig Rowden  
PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL  
PROPERTY

IN WITNESS WHEREOF, the undersigned, as ancillary personal representative of the estate of the decedent, has executed this instrument on this 25th day of June, 2025.

Executed in the presence of:

[Signature]  
Witness 1 **Michael Sears**

[Signature]  
Witness 2 **Kristle Sears**

[Signature]  
Louis Okun, Esq.  
Ancillary Personal representative  
As ancillary personal representative of the estate of Michael Craig Rowden, deceased

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Louis Okun, Esq., as ancillary personal representative of the estate of MICHAEL CRAIG ROWDEN, deceased, who is personally known to me  or who produced identification \_\_\_\_\_.

Signature Carole Knudson

Notary Public State of State Florida

My Commission Expires:

My Commission Number is:



This instrument prepared by:  
Louis Okun, Esq.  
27247 Frampton Avenue  
Brooksville, FL 34602-7304  
(352) 354-3787  
www.okunlegal.com  
louis@okunlegal.com

Estate of Michael Craig Rowden  
PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL  
PROPERTY

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on June 26, 2025, a true and correct copy of the Personal Representative's Release and Certificate of Distribution of Real Property (Single Individual Personal Representative), filed in this estate was been electronically filed through the Florida Courts E-mail filing Portal and the Portal has been used as a means of e-service (informal notice) to the following parties:

Domicillary Personal Representative/Decedents Brother: (Estate of Robert Marshall Rowden)  
Robert Alan Rowden                      3004 NW 32nd Street, Oklahoma City, OK 73112  
email: [unlkly2move@msn.com](mailto:unlkly2move@msn.com)

Estate of  
Michael Craig Rowden                      Personal Representative: Michael Lee Bardrick, Esq.  
2548 NW Expressway Ste 102  
Oklahoma City, OK 73112-7139  
(405)604-6841  
[mlbardrick@yahoo.com](mailto:mlbardrick@yahoo.com)  
Sole Beneficiary: Bruce Allison

Decedents Brother:  
Steven Scott Rowden                      3004 NW 32nd Street, Oklahoma City, OK 73112  
email: [unlkly2move@msn.com](mailto:unlkly2move@msn.com)  
under the rules of informal notice.

Louis Okun, Esq.  
Attorney for Ancillary Personal Representative  
27247 Frampton Avenue, Brooksville, FL 34602-7304  
email: [louisokunlaw@gmail.com](mailto:louisokunlaw@gmail.com)

Louis Okun, Esq.  
Ancillary Personal Representative  
27247 Frampton Avenue, Brooksville, FL 34602-7304  
email: [louisokunlaw@gmail.com](mailto:louisokunlaw@gmail.com)

Respectfully submitted on June 26, 2025.

/s/ Louis Okun  
Louis Okun  
Attorney for  
Ancillary Personal Representative  
27247 Frampton Avenue  
Brooksville, FL 34602-7304  
(352) 354-3787  
[louisokunlaw@gmail.com](mailto:louisokunlaw@gmail.com)  
[www.okunlegal.com](http://www.okunlegal.com)  
Florida Bar Number 1025045