

THIS INSTRUMENT PREPARED BY  
Lori Hayes  
Schuler Law & Title Services  
8200 Seminole Blvd.  
Seminole, FL 33772  
File No. 5150

Recording Cost \$18.50  
Doc. Stamps \$ 0.70  
E-Recording Fee \$ 4.75  
Total \$23.95

\$1.00

**QUIT CLAIM DEED**  
(ENTITY GRANTOR)

**THIS INDENTURE**, Made this 19<sup>th</sup> day of March, 2025, BETWEEN **Citrus Court, LLC, a Florida Limited Liability Company, as Trustee of 50 S. Lee Trust UTA dated April 19, 2016**, with full power to sell, convey, mortgage, hypothecate, contract or agree for the disposal or encumbrance of the property described herein, whose mailing address is 11125 Park Boulevard, Ste. 104-243, Seminole, Florida 33772 (the "Grantor"),

and **Bigfoot I LLC, Mark 7 Series, a Delaware LLC, as Successor Trustee of the 50 S. Lee Trust UTA dated April 19, 2016**, with full power to sell, convey, mortgage, hypothecate, contract or agree for the disposal or encumbrance of the property described herein, whose mailing address is 11125 Park Boulevard, Ste. 104-243, Seminole, Florida, 33772, (the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration, to Grantor in hand paid, the receipt whereof is hereby acknowledged, has remised, released, quitclaimed, and by these presents does remise, release, and quitclaim unto the Grantee all the right, title, interest claim and demand which Grantor has in and to that certain parcel of land lying and being in the County of Citrus, and State of Florida, more particularly described as follows:

Lot 22, Block 56, of BEVERLY HILLS UNIT NUMBER FOUR, according to the plat thereof as recorded in Plat Book 5, Pages 130 through 132, inclusive, of the Public Records of Citrus County, Florida.

Property Appraiser's Parcel #18E18S110040 00560 0220

Subject to:

1. Taxes for 2025 and subsequent years.

**To Have and to Hold** the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim

whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

This Deed has been prepared by Schuler Law & Title Services without the benefit of a title search and only upon information furnished by the Grantor. Schuler Law & Title Services assumes no liability for title defects in this Deed.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year above written.

Signed, Sealed and Delivered  
in the Presence of:

Citrus Court, LLC, a Florida  
Limited Liability Company, as  
Trustee for 50 S. Lee Trust UTA  
dated April 19, 2016

Brittney Bombard  
Signature of Witness #1  
Brittney Bombard  
Printed name of Witness #1  
P.O. Address:  
8700 Seminole Blvd.  
Seminole, FL 33772

[Signature]  
By: Sandra Lilo, Manager

[Signature]  
Signature of Witness #2  
Lori L. Hayes  
Printed name of Witness #2  
P.O. Address:  
8700 Seminole Blvd.  
Seminole, FL 33772

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  
[  ] physical presence or [  ] online notarization, this 19th  
day of March, 2025, by Sandra Lilo, as Manager of Citrus Court,  
LLC, a Florida Limited Liability Company, as Trustee for 50 S. Lee  
Trust UTA dated April 19, 2016 who [  ] is personally known to me  
or who [  ] has produced a driver's license as identification.



BRITTNEY BOMBARD  
Commission # HH 641942  
Expires February 18, 2029

Brittney Bombard  
Notary Public  
Brittney Bombard  
Typed name of Notary  
My Commission Expires: