

Prepared by and return to:

Kerrie A. Frick, an employee of
BAXTER TITLE
4067 N. Lecanto Hwy, Beverly Hills, FL 34465
File Number: **4576-25-04-P**
Property Appraiser's ID #: **3522337**

QUITCLAIM DEED

This Quit Claim Deed is executed this 3RD day of JULY, 2025, by Chadwick Detlaff, a single man, with 51% interest, and Barry J. Borchart, a married man, with 49% interest, as Tenants in Common ("Grantor") whose post office address is 11916 Main Street, Huntley, IL 60142, to DEBOFL LLC, an Illinois Limited Liability Company ("Grantee") whose post office address is 11916 Main Street, Huntley, IL 60142.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

Lot 11, Block 58, CRYSTAL MANOR UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, of the Public Records of Citrus County, Florida.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.

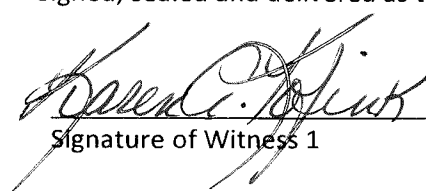
THE PURPOSE OF THIS DEED IS TO RELEASE ANY INTEREST THE GRANTOR HAS IN THE PROPERTY BY VIRTUE OF THAT WARRANTY DEED DATED April 10th, 2025, AND RECORDED IN OFFICIAL RECORD BOOK 3562, PAGE(S) 1073, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[signature page to follow]

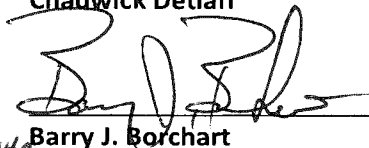
Signed, sealed and delivered as to all Grantors in the presence of:

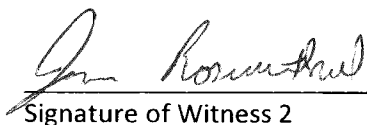

Signature of Witness 1


Chadwick Detlaff

Karen A Hofink 11916 W. MAIN ST.

Print Name & Address of Witness 1 HUNTLEY, IL 60142


Barry J. Borchart

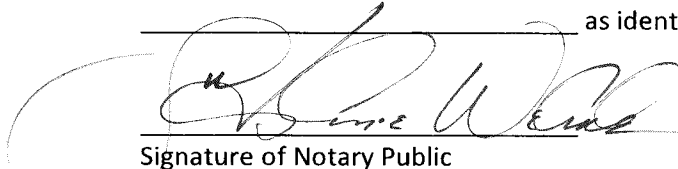

Signature of Witness 2

JAMES ROSENTHAL 11916 W. MAIN STREET, HUNTLEY, IL 60142

Print Name & Address of Witness 2

STATE OF ILLINOIS
COUNTY OF McHENRY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 3RD day of JULY, 2025, by **Chadwick Detlaff and Barry J. Borchart**, (X) who is/are personally known to me or () who has/have produced _____ as identification.


Signature of Notary Public

STEPHANIE WEHRLE
Print, Type/Stamp Name of Notary

