

PREPARED BY:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

DB MIM I, LLC
27 N. WACKER DR., SUITE 435
CHICAGO, IL 60606

PARCEL ID NO.: 1535707

PURCHASE PRICE PAID: \$0.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.00

Quitclaim Deed

THIS QUITCLAIM DEED is made on 12/15/2022, by JVA FOUR, LLC, a Delaware Limited Liability Company, whose address is 111 South Wacker Drive, Suite 4730, Chicago, IL 60606 (herein, "Grantor"), to DB MIM I, LLC, a Delaware Limited Liability Company, whose address is 27 N. Wacker Dr., Suite 435, Chicago, IL 60606 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Hernando, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4404 Copper Hill Dr., Spring Hill, FL 34609

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

Witnesses:

Grantor:

JVA ^rFale, LLC, a Delaware limited liability company

Stephan Manning
Witness #1 signature
Stephan Manning
Printed name of witness #1

By: [Signature]
Printed Name: Eric Vassilatos
Title: Authorized Signatory

[Signature]
Witness #2 signature
Sienna Lewis
Printed name of witness #2

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me, by means of physical presence or online notarization, on 12/15/2022 Four, by Eric Vassilatos, as Authorized Signatory of JVA ^rFale, LLC, a Delaware limited liability company, who is personally known to me OR who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

Stephan Manning
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/25/24



EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 14, BLOCK 41B, STERLING HILL PHASE 1B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 23, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

DB MIM I, LLC
27 N. Wacker Dr., Suite 435
Chicago, IL 60606

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.