

Prepared by:

Terry Fein, Esq.
Shutts & Bowen LLP
200 South Biscayne Blvd., Ste. 4100
Miami, FL 33131
Tel: (305) 347-7313

After recording return to:

OS National LLC
3097 Satellite Blvd.
Building 700, Suite 400
Duluth, GA 30096
ATTN: Institutional Transactions Dept.
770-497-9100

Note to Recorder: This Special Warranty Deed effects a transfer by Grantor to Grantee of each parcel of real property listed on Exhibit A hereto. This deed is made and given for no consideration by the Grantee to the Grantor. The real property is not encumbered by a lien or mortgage. The transfer of unencumbered real property effected by this Special Warranty Deed for no additional consideration does not result in a change in the ultimate beneficial ownership of the real property. As a result, only minimal Florida documentary stamp tax in the amount of \$0.70 is being paid upon the recordation of the deed. See Florida Statutes Section 201.02(1), and Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005).

Note to all Homeowners' Associations to which the real property described herein (the "Property") is subject ("HOA"): Grantee hereby certifies to HOA that as noted above, Grantor and Grantee are affiliated entities, and there is no change in the beneficial ownership of the Property. Accordingly, pursuant to Section 720.306(h), F.S., rental regulations and restrictions adopted after July 1, 2021 are not applicable to the Property, except to the extent expressly set forth in Section 720.306(h), F.S.

Statutory Warranty Deed

This Special Warranty Deed made this 10th day of March, 2023, between

SFR JV-HD PROPERTY LLC, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantor, and

SFR JV-HD TL BORROWER B LLC, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in the state of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Together with all improvements and fixtures located thereon, and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Execution on following page.]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Peña
Witness Name: Maria Peña

Raul Peña
Witness Name: Raul Peña

SFR JV-HD PROPERTY LLC,
a Delaware limited liability company

By: [Signature] (SEAL)
Name: Thomas G. Walsh
Title: Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On Feb. 22, 2023 before me, E. Velazquez Pena, Notary Public, personally appeared, by means of X physical presence or online notarization, Thomas G. Walsh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

Notary Public, State of California
My commission expires: 10/2/23

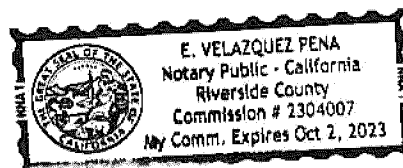


EXHIBIT “A”

Unofficial Copy

PROPERTY SCHEDULE

Unofficial Copy

Count	File Number	Address	City	State	Zip	County
1	32200109	12 PONDEROSA LN	PALM COAST	FL	32164	FLAGLER
2	32200114	18 REGENCY DR	PALM COAST	FL	32164	FLAGLER
3	32200119	42 RICKENBACKER DRIVE	PALM COAST	FL	32164	FLAGLER
4	32200125	48 WHITE FEATHER LN	PALM COAST	FL	32164	FLAGLER
5	32200122	97 LAGUNA FOREST TRAIL	PALM COAST	FL	32164	FLAGLER

Unofficial Copy

LEGAL DESCRIPTIONS

Unofficial Copy

EXHIBIT A-1

STREET ADDRESS: 12 PONDEROSA LN, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 32200109

TAX PARCEL ID/APN: 07-11-31-7028-00120-0120

LOT 12, BLOCK 12, PINE GROVE- SECTION-28, PALM COAST, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 51, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-2

STREET ADDRESS: 18 REGENCY DR, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 32200114

TAX PARCEL ID/APN: 07-11-31-7033-00190-0180

LOT 18, BLOCK 19, ROYAL PALMS- SECTION-33, PALM COAST, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 67, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-3

STREET ADDRESS: 42 RICKENBACKER DRIVE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 32200119

TAX PARCEL ID/APN: 07-11-31-7031-00310-0110

LOT 11, BLOCK 31, ROYAL PALMS- SECTION-31, PALM COAST, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 43, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-4

STREET ADDRESS: 48 WHITE FEATHER LN, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 32200125

TAX PARCEL ID/APN: 07-11-31-7023-00410-0090

LOT 9, BLOCK 41, WYNNFIELD-SECTION-23 PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 23, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-5

STREET ADDRESS: 97 LAGUNA FOREST TRAIL, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 32200122

TAX PARCEL ID/APN: 07-11-31-7064-00070-0050

LOT 5, BLOCK 7, LAGUNA FOREST, SECTION 64, SEMINOLE WOODS AT PALM COAST, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 36, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
