



RECORDED AT THE REQUEST OF:  
OS National LLC  
3097 Satellite Blvd.  
Building 700, Ste. 400  
Duluth, GA 30096

DATE/TIME: 07/02/2018 1326

FEE: \$15.00

PAGES: 11

FEE NUMBER: 2018-050041



RETURN AFTER RECORDING TO:  
OS National LLC  
3097 Satellite Blvd.  
Building 700, Ste. 400  
Duluth, GA 30096

SEND SUBSEQUENT TAX BILLS TO:  
2018-3 IH BORROWER LP  
c/o Invitation Homes  
1717 Main St., Ste. 2000  
Dallas, TX 75201

Clerk/Recorder: Please index all legal descriptions  
or index as a multi-parcel instrument.

EXEMPT PURSUANT TO A.R.S. §11-1134.B.7

## Special Warranty Deed

Dated: June 28, 2018

For the consideration of Ten Dollars, and other valuable considerations,

**2013-1 IH BORROWER L.P.**, a Delaware limited partnership, with offices located at 1717 Main St., Suite 2000, Dallas, TX 75201, Grantor,

does hereby convey to

**2018-3 IH BORROWER LP**, a Delaware limited partnership, with offices located at 1717 Main St., Suite 2000, Dallas, TX 75201, Grantee,

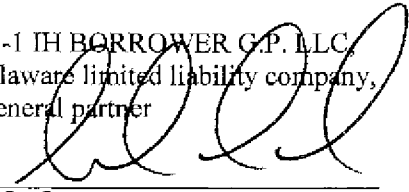
the following real property located in the State of Arizona more particularly described as:

See Exhibit "A" attached hereto and incorporated herein (the "Property").

Subject to current taxes and other current assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear in the public record or to which reference is made in the public record, any and all conditions, easements, encroachments, rights of way, or restrictions that a physical inspection, or accurate ALTA survey of the Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property, and the Grantor hereby binds itself and its successors to warrant and defend the title against all its own acts and none others.

**2013-1 IH BORROWER L.P.,**  
a Delaware limited partnership

By: 2013-1 IH BORROWER G.P. LLC,  
a Delaware limited liability company,  
its general partner

By:   
Name: Jonathan Olsen  
Title: Senior Vice President and Managing Director

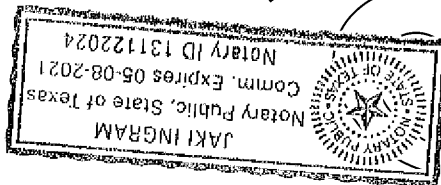
State of Texas, County of Dallas ss.

On this 21 day of June, 2018, before me, the undersigned officer personally appeared Jonathan Olsen personally known to me (or proved to me on the basis of satisfactory evidence) to be the Senior Vice President and Managing Director of 2013-1 IH Borrower G.P. LLC, a Delaware limited liability company, which entity is the general partner of **2013-1 IH BORROWER L.P.**, a Delaware limited partnership, and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of **2013-1 IH BORROWER L.P.**, a Delaware limited partnership, by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of **2013-1 IH BORROWER L.P.**, a Delaware limited partnership.

Witness my hand and official seal.

Commission expires: 6/18/21

  
Notary public signature



AZ Special Warranty Deed

U  
M  
O  
F  
C  
S

EXHIBIT "A"

**PROPERTY SCHEDULE**

| Count | File Number   | Address                     | City            | State | Zip   |
|-------|---------------|-----------------------------|-----------------|-------|-------|
| 1     | AZPH2260-18.3 | 785 E. ANASTASIA ST.        | SAN TAN VALLEY  | AZ    | 85140 |
| 2     | AZPH0956-18.3 | 881 W. 21ST AVENUE          | APACHE JUNCTION | AZ    | 85120 |
| 3     | AZPH2402-18.3 | 1124 W. 13TH AVENUE         | APACHE JUNCTION | AZ    | 85120 |
| 4     | AZPH1821-18.3 | 1660 S SILVER DR            | APACHE JUNCTION | AZ    | 85120 |
| 5     | AZPH2209-18.3 | 1896 S PINTO DR             | APACHE JUNCTION | AZ    | 85120 |
| 6     | AZPH0928-18.3 | 1941 E CONNEMARA DR         | SAN TAN VALLEY  | AZ    | 85140 |
| 7     | AZPH0998-18.3 | 2271 W. KRISTINA AVE.       | QUEEN CREEK     | AZ    | 85142 |
| 8     | AZPH1718-18.3 | 3410 S BOWMAN RD            | APACHE JUNCTION | AZ    | 85119 |
| 9     | AZPH0982-18.3 | 30019 N ROYAL OAK WAY       | SAN TAN VALLEY  | AZ    | 85143 |
| 10    | AZPH0854-18.3 | 35006 N. BARZONA TRAIL      | SAN TAN VALLEY  | AZ    | 85143 |
| 11    | AZPH0892-18.3 | 39047 N DUSTY DR            | SAN TAN VALLEY  | AZ    | 85140 |
| 12    | AZPH1539-18.3 | 40274 W HELEN CT            | MARICOPA        | AZ    | 85138 |
| 13    | AZPH0952-18.3 | 41300 N. PALM SPRINGS TRAIL | SAN TAN VALLEY  | AZ    | 85140 |
| 14    | AZPH1313-18.3 | 44119 W SNOW DRIVE          | MARICOPA        | AZ    | 85138 |

PINAL COUNTY

**LEGAL DESCRIPTIONS**

**EXHIBIT A-1**

STREET ADDRESS: 785 E. ANASTASIA ST., SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: AZPH2260-18.3

TAX PARCEL ID/APN: 109-28-3500

LOT 104, OF PECAN CREEK NORTH PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 135.

\*\*\*

**EXHIBIT A-2**

STREET ADDRESS: 881 W. 21ST AVENUE, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: AZPH0956-18.3

TAX PARCEL ID/APN: 102-52-4330

LOT 433, SUNRISE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 158.

\*\*\*

**EXHIBIT A-3**

STREET ADDRESS: 1124 W. 13TH AVENUE, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: AZPH2402-18.3

TAX PARCEL ID/APN: 102-48-0450

LOT 45, ARROYO VERDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, OF MAPS, SLIDE 107.

\*\*\*

**EXHIBIT A-4**

STREET ADDRESS: 1660 S SILVER DR, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: AZPH1821-18.3

TAX PARCEL ID/APN: 102-52-0220

LOT 22, SUNRISE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY ARIZONA, RECORDED IN CABINET B, SLIDE 158.

\*\*\*

**EXHIBIT A-5**

STREET ADDRESS: 1896 S PINTO DR, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: AZPH2209-18.3

TAX PARCEL ID/APN: 102-52-1710

LOT 171, OF SUNRISE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, RECORDED IN CABINET B, SLIDE 158.

\*\*\*

**EXHIBIT A-6**

STREET ADDRESS: 1941 E CONNEMARA DR, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: AZPH0928-18.3

TAX PARCEL ID/APN: 109-21-1910

LOT 191, LAS PRADERAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 46.

\*\*\*

**EXHIBIT A-7**

STREET ADDRESS: 2271 W. KRISTINA AVE., QUEEN CREEK, AZ 85142

COUNTY: PINAL

CLIENT CODE: AZPH0998-18.3

TAX PARCEL ID/APN: 509-95-6590

LOT 17, OF SAN TAN HEIGHTS PARCEL A-7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 121.

\*\*\*

**EXHIBIT A-8**

STREET ADDRESS: 3410 S BOWMAN RD, APACHE JUNCTION, AZ 85119

COUNTY: PINAL

CLIENT CODE: AZPH1718-18.3

TAX PARCEL ID/APN: 103-38-1180

LOT 118, OF ARIZONA GOLDFIELD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 144. EXCEPT THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 53 OF DEEDS, PAGE 380.

\*\*\*

**EXHIBIT A-9**

STREET ADDRESS: 30019 N ROYAL OAK WAY, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: AZPH0982-18.3

TAX PARCEL ID/APN: 210-60-0210

LOT 21, JOHNSON RANCH UNIT 3B, ACCORDING TO CABINET C, SLIDE 69, RECORDS OF PINAL COUNTY, ARIZONA. EXCEPTING THEREFROM ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

\*\*\*

**EXHIBIT A-10**

STREET ADDRESS: 35006 N. BARZONA TRAIL, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: AZPH0854-18.3

TAX PARCEL ID/APN: 210-68-2000

LOT 74, FINAL PLAT FOR PARCEL 2 AT CIRCLE CROSS RANCH, ACCORDING TO PLAT, RECORDED IN CABINET D, SLIDE 86, RECORDS OF PINAL COUNTY, ARIZONA.

\*\*\*

**EXHIBIT A-11**

STREET ADDRESS: 39047 N DUSTY DR, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: AZPH0892-18.3

TAX PARCEL ID/APN: 109-29-4790

LOT 140, OF PECAN CREEK - NORTH PARCEL 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 141.

\*\*\*

**EXHIBIT A-12**

STREET ADDRESS: 40274 W HELEN CT, MARICOPA, AZ 85138

COUNTY: PINAL

CLIENT CODE: AZPH1539-18.3

TAX PARCEL ID/APN: 512-39-0380

LOT 38, OF SMITH FARMS PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 153 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-118001 OF OFFICIAL RECORDS.

\*\*\*

**EXHIBIT A-13**

STREET ADDRESS: 41300 N. PALM SPRINGS TRAIL, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: AZPH0952-18.3

TAX PARCEL ID/APN: 109-26-4280

LOT 4, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106.

\*\*\*

**EXHIBIT A-14**

STREET ADDRESS: 44119 W SNOW DRIVE, MARICOPA, AZ 85138

COUNTY: PINAL

CLIENT CODE: AZPH1313-18.3

TAX PARCEL ID/APN: 512-04-0190

LOT 9, OF PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 145.

\*\*\*