



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 07/21/2021 1342  
FEE: \$30.00  
PAGES: 12  
FEE NUMBER: 2021-091115

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

RETURN AFTER RECORDING TO:  
OS National LLC  
3097 Satellite Blvd., Bldg. 700, Ste. 400  
Duluth, GA 30096  
Attn: Institutional Transactions Dept.

SEND SUBSEQUENT TAX BILLS TO:  
FKH SFR C1, L.P.  
c/o First Key Homes, LLC  
1850 Parkway Place, Suite 900  
Marietta, Georgia 30067

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

## Special Warranty Deed

Dated: July 15, 2021.

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

**FKH SFR C1, L.P.**, a Delaware limited partnership, formerly known as **CERBERUS SFR HOLDINGS II, L.P.**, a Delaware limited partnership, by virtue of the Certificate attached hereto as Exhibit "B", with a mailing address of c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, Grantor,

does hereby convey to

**FKH SFR C1, L.P.**, a Delaware limited partnership, with a mailing address of c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, 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.

[EXECUTION IS ON FOLLOWING PAGE.]

**GRANTOR:**

**FKH SFR C1, L.P.,**  
a Delaware limited partnership

By: FKH SFR C GP, LLC,  
a Delaware limited liability company,  
its General Partner

By: \_\_\_\_\_  
Name: Peter Schancupp  
Title: Manager

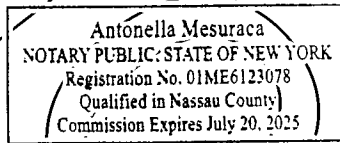
State of New York, County of New York ss.

On this 17<sup>th</sup> day of June, 2021, before me, Antonella Mesuraca, the undersigned officer personally appeared Peter Schancupp, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Manager of FKH-SFR C, GP, LLC, a Delaware limited liability company, which entity is the General Partner of **FKH SFR C1, L.P.**, a Delaware limited partnership, and that as such, 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 **FKH SFR C1, L.P.** by himself in his authorized capacity as such signor as his free and voluntary act and deed and the free and voluntary act and deed of **FKH SFR C1, L.P.**

Witness my hand and official seal.

Commission expires: July 20, 2025

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Notary public signature



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**EXHIBIT "A"**

**PROPERTY SCHEDULE**

| Count | File Number  | Address                | City            | State | Zip   | County |
|-------|--------------|------------------------|-----------------|-------|-------|--------|
| 1     | 05287701-FK1 | 528 S COPPER DR        | APACHE JUNCTION | AZ    | 85120 | PINAL  |
| 2     | 50177701-FK1 | 5017 E SMOKY QUARTZ RD | SAN TAN VALLEY  | AZ    | 85143 | PINAL  |
| 3     | 11297701-FK1 | 11298 E MARIGOLD LN    | FLORENCE        | AZ    | 85132 | PINAL  |

SKANSKA

# LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 528 S COPPER DR, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: 05287701-FK1

TAX PARCEL ID/APN: 101-26-0890

LOT 89, OF AZURE SKIES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 24.

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**EXHIBIT A-2**

STREET ADDRESS: 5017 E SMOKY QUARTZ RD, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: 50177701-FK1

TAX PARCEL ID/APN: 210-84-7690

LOT 768, OF THE VILLAGE AT COPPER BASIN UNIT 5B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2013-074919 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2015-060349; EXCEPTING THEREFROM ALL MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS, AS DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED AT FEE NO. 2007-036588, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION.

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**EXHIBIT A-3**

STREET ADDRESS: 11298 E MARIGOLD LN, FLORENCE, AZ 85132

COUNTY: PINAL

CLIENT CODE: 11297701-FK1

TAX PARCEL ID/APN: 210-79-3190

LOT 105, OF MAGMA RANCH I - UNIT 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 103; EXCEPT 1/2 OF ALL OIL, GAS AND MINERALS, AS RESERVED IN DOCKET 26, PAGE 533; EXCEPT THEREFROM THE MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS, DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED IN FEE NO. 2017-042894, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION.

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**EXHIBIT "B"**

**See attached Certificate.**

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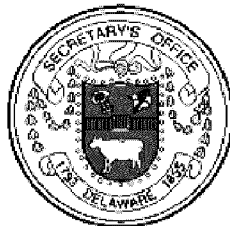
# Delaware

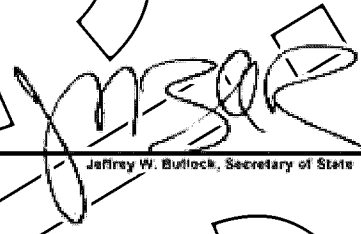
Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "CERBERUS SFR HOLDINGS II, L.P.", CHANGING ITS NAME FROM "CERBERUS SFR HOLDINGS II, L.P." TO "FKH SFR C1, L.P.", FILED IN THIS OFFICE ON THE THIRTEENTH DAY OF JULY, A.D. 2021, AT 2:50 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE FIFTEENTH DAY OF JULY, A.D. 2021 AT 8 O'CLOCK A.M.



  
Jeffrey W. Bullock, Secretary of State

6733982 8100  
SR# 20212692767

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 203668484  
Date: 07-14-21

**AMENDED AND RESTATED CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
CERBERUS SFR HOLDINGS II, L.P.**

THIS Amended and Restated Certificate of Limited Partnership of Cerberus SFR Holdings II, L.P. (the "**Partnership**"), dated as of July 13, 2021, has been duly executed and is being filed by the undersigned in accordance with the provisions of 6 Del. C. § 17-210, to amend and restate the Certificate of Limited Partnership of the Partnership, which was filed on January 30, 2018 with the Secretary of State of the State of Delaware (as amended and restated, the "**Certificate**"), to continue a limited partnership under the Delaware Revised Uniform Limited Partnership Act (6 Del. C. § 17-101, et seq.).

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited partnership is FKH SFR C1, L.P.
2. Registered Office. The address of the registered office of the Partnership in the State of Delaware is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, County of New Castle, City of Wilmington, State of Delaware 19801.
3. Registered Agent. The name and address of the registered agent for service of process on the Partnership in the State of Delaware is The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, County of New Castle, City of Wilmington, State of Delaware 19801.
4. General Partner. The name and the mailing address of the sole general partner of the Partnership are:  
  
FKH SFR C GP, LLC  
c/o Cerberus Capital Management, L.P.  
875 Third Avenue, 10th Floor  
New York, New York 10022
5. Effective Time: This Certificate shall be effective on July 15, 2021, at 8 o'clock a.m.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Limited Partnership as of the date first-above written.

**FKH SFR C GP, LLC, its General Partner**

By: \_\_\_\_\_

Name: Peter Schancupp

Title: Manager