



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 09/30/2021 1100

FEE: \$30.00

PAGES: 12

FEE NUMBER: 2021-123708

RECORDED AT THE REQUEST OF:

OS National LLC
3097 Satellite Blvd.
Building 700, Suite 400
Duluth, GA 30096

RETURN AFTER RECORDING TO:

OS National LLC
Attn: Mid-Market Transactions
3097 Satellite Blvd.
Building 700, Suite 400
Duluth, GA 30096

SEND SUBSEQUENT TAX BILLS TO:

SFR JV-2 PROPERTY LLC
c/o Tricon American Homes LLC
1508 Brookhollow Drive
Santa Ana, CA 92705

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

Special Warranty Deed

Dated: September 28, 2021.

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

TAH HOLDING LP, a Delaware limited partnership, with offices located at c/o Tricon American Homes LLC, 1508 Brookhollow Drive, Santa Ana, CA 92705, Grantor,

does hereby convey to

SFR JV-2 ACQUISITION LLC, a Delaware limited liability company, with offices located at c/o Tricon American Homes LLC, 1508 Brookhollow Drive, Santa Ana, CA 92705, 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.

(Signature Page Follows)

TAH HOLDING LP,
a Delaware limited partnership

By: TAH Holding GP LLC,
a Delaware limited liability company,
its general partner

By: 
Name: William D. Richard
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

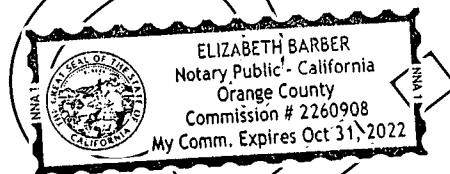
On Sept 21, 2021 before me, Elizabeth Barber, personally appeared William D. Richard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 Elizabeth Barber (Seal)

Notary Public, State of California
My commission expires: 10/31/2022



AZ - TAH HOLDING LP - DEED

EXHIBIT A

Legal Descriptions of Property

(See attached.)

Exhibit A:

Address: 4715 E Meadow Creek Way, San Tan Valley, AZ 85140-5215

County: Pinal

Parcel Identification Number: 109-23-3960

Client Code: SFR-JV-2-051

LOT 49, THE VILLAGES AT CASTLEGATE, ACCORDING TO CABINET D, SLIDE 126,
RECORDS OF PINAL COUNTY, ARIZONA.

Address: 4558 E Silverbell Road, San-Tan Valley, AZ 85143-3254

County: Pinal

Parcel Identification Number: 210-73-77604

Client Code: SFR-JV-2-052

LOT 197, OF THE VILLAGE AT COPPER BASIN UNIT 4, ACCORDING TO THE PLAT
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED IN CABINET F, SLIDE 53 AND AN AFFIDAVIT OF CHANGE
RECORDED IN 2007-010900, OF OFFICIAL RECORDS.

Address: 1092 W Canyonlands Court, San Tan Valley, AZ 85140-7208

County: Pinal

Parcel Identification Number: 104-98-37204

Client Code: SFR-JV-2-053

LOT 93, OF "THE PARKS PARCEL D", ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET H OF MAPS, SLIDE 68.

Address: 2850 E Bagdad Road, San Tan Valley, AZ 85143-4524

County: Pinal

Parcel Identification Number: 210-67-0280

Client Code: SFR-JV-2-054

LOT 28, OF FINAL PLAT FOR UNIT ONE OF COPPER BASIN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 55.

EXCEPTING ALL OIL, GAS, METALS AND MINERAL RIGHTS AND RIGHT TO OTHER MATERIALS, AS PROVIDED BY ARS 37-231, TOGETHER WITH ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231 AS RESERVED IN PATENT FROM THE STATE OF ARIZONA, RECORDED APRIL 14, 1987 AS DOCKET 1435, PAGE 623.

Address: 35340 N Murray Grey Drive, San Tan Valley, AZ 85143-5533

County: Pinal

Parcel Identification Number: 210-80-60001

Client Code: SFR-JV-2-055

LOT 15, OF PARCEL 11 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 108, RECORDS OF PINAL COUNTY, ARIZONA.

Address: 2103 W Bennett Way, San Tan Valley, AZ 85142-1860

County: Pinal

Parcel Identification Number: 509-98-39903

Client Code: SFR-JV-2-056

LOT 149, OF MORNING SUN FARMS UNIT 4B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2015-22077 OF OFFICIAL RECORDS.

Address: 40424 Scott Way, San Tan Valley, AZ 85140-5224

County: Pinal

Parcel Identification Number: 109-23-3480

Client Code: SFR-JV-2-057

LOT 1, THE VILLAGES AT CASTLEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 126.

Address: 1795 W Matthews Drive, Queen Creek, AZ 85142-5842

County: Pinal

Parcel Identification Number: 210-81-2200

Client Code: SFR-JV-2-058

LOT 112, OF PARCEL 13 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 200 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2006-064959, OF OFFICIAL RECORDS.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT TO SAID LAND.

Address: 28876 N Coal Ave, San Tan Valley, AZ 85143-5625

County: Pinal

Parcel Identification Number: 210-84-23605

Client Code: SFR-JV-2-059

LOT 236, THE VILLAGE AT COPPER BASIN UNIT 5A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 140 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2007-54065.

Address: 43683 W Arizona Ave, Maricopa, AZ 85138-5642

County: Pinal

Parcel Identification Number: 210-84-23605

Client Code: SFR-JV-2-060

LOT 236, THE VILLAGE AT COPPER BASIN UNIT 5A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 140 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO.2007-54065.

Address: 1081 Mayfield Drive, San Tan Valley, AZ 85143-4967

County: Pinal

Parcel Identification Number: 210-71-42305

Client Code: SFR-JV-2-061

LOT 423, OF RANCHO BELLA-VISTA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 39.

Address: 1089 E Christopher Street, San Tan Valley, AZ 85140-5747

County: Pinal

Parcel Identification Number: 109-28-55806

Client Code: SFR-JV-2-062

LOT 108, OF PECAN CREEK - NORTH PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET D OF MAPS, SLIDE 136.

Address: 42933 Camino de Janos, Maricopa, AZ 85138-5829

County: Pinal

Parcel Identification Number: 512-44-11603

Client Code: SFR-JV-2-063

LOT 992, SENITA UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 171 AND CERTIFICATE OF CORRECTION RECORDED AT FEE NO. 2007-037411

Address: 442 E Cheyenne Road, San Tan Valley, AZ 85143-3886

County: Pinal

Parcel Identification Number: 210-65-2070

Client Code: SFR-JV-2-064

LOT 207, OF JOHNSON RANCH UNIT 15, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 35.

EXCEPT ALL COAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS FORTH IN ARIZONA REVISED STATUTES.

Address: 19550 N Salerno Circle, Maricopa, AZ 85138-2596

County: Pinal

Parcel Identification Number: 502-55-13101

Client Code: SFR-JV-2-065

LOT 131, OF RANCHO MIRAGE ESTATES PARCEL-1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 113 AND AFFIDAVITS OF CORRECTION RECORDED AS 2006-049584 AND AS 2007-068712, BOTH OF OFFICIAL RECORDS

Address: 43207 Lindgren Drive, Maricopa, AZ 85138-9435

County: Pinal

Parcel Identification Number: 512-09-06705

Client Code: SFR-JV-2-066

LOT 67, OF THE FINAL PLAT OF PARCEL 8, 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 E, SLIDE 008, AND A CORRECTION RECORDED AS FEE NO. 2004-098722.

Address: 43864 W Elm Drive, Maricopa, AZ 85138-2325

County: Pinal

Parcel Identification Number: 512-21-14209

Client Code: SFR-JV-2-067

LOT 142, OF FINAL PLAT OF PARCEL 2B AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY ARIZONA, RECORDED IN CABINET C, SLIDE 178 AND AFFIDAVIT OF CORRECTION RECORDED IN 2002-030747, OF OFFICIAL RECORDS.

Address: 41316 W Crane Drive, Maricopa, AZ 85138-6759

County: Pinal

Parcel Identification Number: 512-48-07800

Client Code: SFR-JV-2-068

LOT 78, OF FINAL PLAT FOR PARCEL 12 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 122, AFFIDAVIT OF CORRECTION RECORDED AT FEE NO. 2008-051289, AND CERTIFICATE OF CORRECTION RECORDED AT FEE NO. 2008-053862.

Address: 39569 N Lynmills Drive, San Tan Valley, AZ 85140-5133

County: Pinal

Parcel Identification Number: 109-22-08402

Client Code: SFR-JV-2-069

LOT 84, OF THE COTTAGES AT CASTLEGATE PARCEL 2, ACCORDING TO CABINET D, SLIDE 100, RECORDS OF PINAL COUNTY, ARIZONA.

Address: 885 E Julie Avenue, San Tan Valley, AZ 85140-5825

County: Pinal

Parcel Identification Number: 109-31-64000

Client Code: SFR-JV-2-070

LOT 638, OF PECAN CREEK SOUTH UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 186.

Address: 2256 W Jasper Butte Drive, San Tan Valley, AZ 85142-4816

County: Pinal

Parcel Identification Number: 509-13-0990

Client Code: SFR-JV-2-071

LOT 90, THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 65.

Address: 930 W Mesquite Tree Lane, San Tan Valley, AZ 85143-3505

County: Pinal

Parcel Identification Number: 210-08-46407

Client Code: SFR-JV-2-072

LOT 70, OF PARCEL C AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 115 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN FEE NO.: 2006-040618, OF OFFICIAL RECORDS;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR THE STATE OF ARIZONA OR DECISIONS OF COURT, TO

BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS,
WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE STATE OF
ARIZONA IN THE PATENT TO SAID LAND RECORDED IN DOCKET 1939, PAGE 852,
OF OFFICIAL RECORDS.

Address: 3879 W White Canyon Road, Queen Creek, AZ 85142-6473

County: Pinal

Parcel Identification Number: 509-95-0200

Client Code: SFR-JV-2-073

LOT 20, OF SAN TAN HEIGHTS PARCEL A-1, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET E, SLIDE 126.

Address: 1679 E Desert Rose Trail, San Tan Valley, AZ 85143-4425

County: Pinal

Parcel Identification Number: 210-66-7410

Client Code: SFR-JV-2-074

LOT SEVEN HUNDRED FORTY-ONE (741), JOHNSON RANCH UNITS 4D AND 4F,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 45;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM, OR OTHER
SUBSTANCE OF A GASEOUS NATURE, COAL, METAL, MINERALS, FOSSILS,
FERTILIZER OF EVERY NAME AND DESCRIPTION, URANIUM, THORIUM OR ANY
OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY
ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL WHETHER OR NOT
OF COMMERCIAL VALUE AS SET FORTH IN ARIZONA REVISED STATUTES.
