



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 10/13/2021 1409
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-129860

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 373057

WARRANTY DEED

Effective Date: 10/12/2021	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Daniel Funk and Joni Funk, husband and wife 520 SE Columbia River Drive, Apt. 212 Vancouver, WA 98661	GRANTEE (Name, Mailing Address & Zip Code): SFR JV-2 Property LLC, a Delaware Limited Liability Company P.O. Box 15087 Santa Ana, CA 92735

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, Grantor conveys to Grantee the Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date;

Subject Real Property Legal Description: See Attached Exhibit "A"

Subject Real Property Address: 1312 East Elm Road, San Tan Valley, AZ 85140

Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

And Grantor warrants the title against all persons whomsoever, subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and warrants that Grantor will execute or procure any further necessary assurance of title.

GRANTOR:

Daniel Lee Funk

Daniel Funk

STATE OF Florida
COUNTY OF Alachua

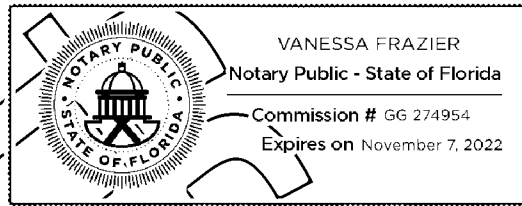
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

by Daniel Lee Funk who produced a driver's license

WITNESS my hand and stamp or seal, this 12th day of October, 2021.

Notary Public

Vanessa Frazier
Vanessa Frazier



My Commission Expires: 11/07/2022

Notarized online using audio-video communication

GRANTOR:

Joni Lee Funk

Joni Funk

STATE OF Florida
COUNTY OF Alachua

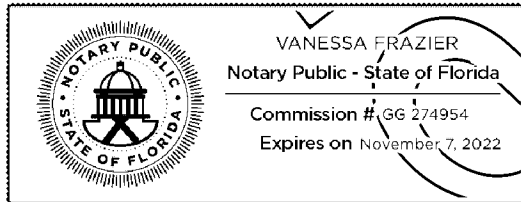
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

by Joni Lee Funk who produced a driver's license

WITNESS my hand and stamp or seal, this 12th day of October, 2021.

Notary Public

Vanessa Frazier
Vanessa Frazier



My Commission Expires: 11/07/2022

Notarized online using audio-video communication

Exhibit A

STREET ADDRESS: 1312 East Elm Road, San Tan Valley, AZ 85140

TAX PARCEL ID/APN: 109-26-3150

LOT-315, OF WAYNE RANCH, ACCORDING TO CABINET E, SLIDE 38, RECORDS OF PINAL COUNTY, ARIZONA.

CONFIDENTIAL

COUNTY OF RECORDATION PINAL
FEE NO 2021-129860
RECORD DATE 10/13/2021

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-26-3150

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split/divided?

Check One: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Daniel Funk and Joni Funk
520 SE Columbia River Drive, Apt. 212
Vancouver, WA 98661

3. (a) BUYER'S NAME AND ADDRESS:

SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. Box 15087
Santa Ana, CA 92735

(b) Are the Buyer and Seller Related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1312 East Elm Road
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. Box 15087
Santa Ana, CA 92735

(b) Next tax payment due: 03/01/2022

6. PROPERTY TYPE (for Primary Parcel: NOTE: Check Only One Box)

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Non Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDERS USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other

10. SALE PRICE: \$ \$384,979.00

11. DATE OF SALE (Numeric Digits): October 13, 2021
Month / Year

12. DOWN PAYMENT: \$ \$384,979.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property: \$ _____ AND
briefly describe the personal property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? YES NO
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT:

OS National, LLC
1225 W Washington St, Unit 118
Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit A

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller (Agent) [Signature]
State of: GA, County of Cobb
Subscribed and sworn to before me on this 12 day of Oct 2021
Notary Public _____
Notary Expiration Date: _____

Signature of Buyer / Agent [Signature]
State of: GA, County of Cobb
Subscribed and sworn to before me on this 12 day of Oct 2021
Notary Public _____
Notary Expiration Date: _____

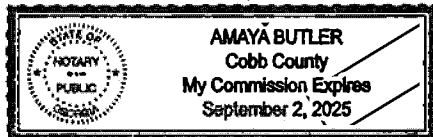
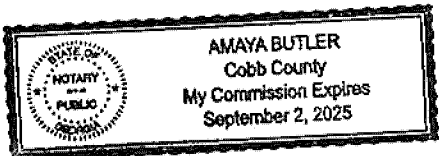


EXHIBIT A: LEGAL DESCRIPTION

STREET-ADDRESS: 1312 East Elm Road, San Tan Valley, AZ 85140

COUNTY: Pinal

CLIENT CODE: 373057

TAX PARCEL ID/APN: 109-26-3150

LOT 315, OF WAYNE RANCH, ACCORDING TO CABINET E, SLIDE 38, RECORDS OF PINAL COUNTY, ARIZONA.