



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 11/04/2021 1544  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-140586

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 378422

**WARRANTY DEED**

Effective Date: 11/04/2021	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): Zillow Homes Property Trust, a Delaware Statutory Trust,  4343 N Scottsdale Rd, Suite 390, Scottsdale, AZ 85251	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): SFR JV-2, PROPERTY LLC, A Delaware Limited Liability Company,  15771 Red Hill Ave #100 Tustin CA 92780

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: 4420 West White Canyon Road, San Tan Valley, AZ 85142

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:**

**Zillow Homes Property Trust, a Delaware Statutory Trust**

**By: Signpost Homes, Inc**

**Its: Titling Trust Administrator**

By: [Signature]  
Name: Kate Steinbecker  
Its: Authorized Signatory

STATE OF Georgia  
COUNTY OF Fulton

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.

WITNESS my hand and stamp or seal, this 4 day of Nov., 2021

[Signature]  
Notary Public

[Notary Seal]

My Commission Expires: 04/20/25

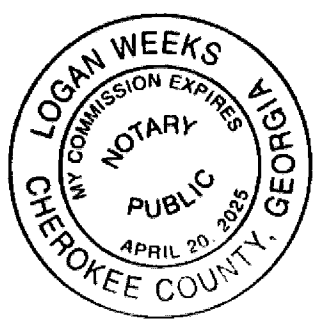


Exhibit A

LOT 35, OF SMITH FARMS PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN  
CABINET E, SLIDE 154.

PARCEL ID: 512-39-1810

SMITH FARMS

**AFFIDAVIT OF PROPERTY VALUE**

.. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 516-01-4780

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) (2) (3) (4)

1. SELLER'S NAME AND ADDRESS:

Zillow Homes Property Trust, a Delaware Statutory Trust  
4343 N Scottsdale Rd Suite 390  
Scottsdale, AZ 85251

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

SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company  
15771 Red Hill Ave Ste 100  
Tustin, CA 92780

(b) Are the Buyer and Seller Related? Yes  No   
If Yes, state relationship:

3. ADDRESS OF PROPERTY:

4420 West White Canyon Road  
San Tan Valley, AZ 85142

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

SFR JV-2 PROPERTY LLC, A Delaware Limited Liability Company  
15771 Red Hill Ave Ste 100  
Tustin, CA 92780

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

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

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

6. 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."

7. If you checked e or f in Item 6 above, indicate the number of units:

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  
State of: Georgia County of Fulton  
Subscribed and sworn to before me on this 3 day of Nov 2021  
Notary Public  
Notary Expiration Date: 2/18/2025

Sharon D Simpson  
NOTARY PUBLIC  
Fulton County, Georgia  
My Commission Expires 2/18/2025

**FOR RECORDERS USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2021-140586  
RECORD DATE 11/04/2021

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

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

10. SALE PRICE: \$ 404,258.00

11. DATE OF SALE (Numeric Digits): November 4, 2021  
Month / Year

12. DOWN PAYMENT: \$ 404,258.00

13. METHOD OF FINANCING:

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

Signature of Buyer Agent  
State of: Georgia County of Fulton  
Subscribed and sworn to before me on this 31 day of Nov 2021  
Notary Public  
Notary Expiration Date: 2/18/2025

Sharon D Simpson  
NOTARY PUBLIC  
Fulton County, Georgia  
My Commission Expires 2/18/2025

## **EXHIBIT A: LEGAL DESCRIPTION**

**STREET ADDRESS:** 4420 West White Canyon Road, San Tan Valley, AZ 85142

**COUNTY:** Pinal

**CLIENT CODE:** 378422

**TAX PARCEL ID/APN:** 516-01-4780

**LOT 97, OF SAN TAN HEIGHTS PARCEL C-10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 18.**