



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

DATE/TIME: 02/11/2022 1351
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-017025

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 400239

WARRANTY DEED

Effective Date: 2/8/2022	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Andrew the Home Buyer, LLC, an Arizona Limited Liability Company 698 N. Iowa Street Chandler, AZ 85225	GRANTEE (Name, Mailing Address & Zip Code): RM1 SFR PropCo B, L.P., a Delaware Limited Partnership 1850 Parkway Place, Ste. 900 Marietta, GA 30067

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: 2357 E 35th Avenue, Apache Junction, AZ 85119

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:

Andrew the Home Buyer, LLC, an Arizona Limited Liability Company

By: Wyloge Rentals, LLC. an Arizona Limited Liability Company

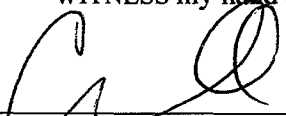
As: Member-Manager


By: **Kyle Wyloge**
Its: **Member-Manager**

STATE OF Arizona
COUNTY OF MARICOPA

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 8 day of Feb, 2022.


Notary Public

My Commission Expires: 07/14/2024

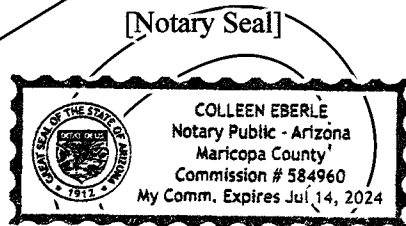


Exhibit A

STREET ADDRESS: 2357 E 35th Avenue, Apache Junction, AZ 85119

TAX PARCEL ID/APN: 103-38-2520

LOT 252, 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.

EXCEPTING THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 53 OF DEEDS, PAGE 380.

DRAFT

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 103-38-252

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:

Andrew The Home Buyer, LLC
698 N. Iowa Street
Chandler, AZ 85225

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

RM1 SFR PropCo B, L.P., a Delaware Limited Partnership
1850 Parkway Place, Ste. 900
Marietta, GA 30067

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

4. ADDRESS OF PROPERTY:

2357 E 35th Avenue
Apache Junction, AZ 85119

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

RM1 SFR PropCo B, L.P., a Delaware Limited Partnership
1850 Parkway Place, Ste. 900
Marietta, GA 30067

(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
- 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

COUNTY OF RECORDATION PINAL
FEE NO 2022-017025
RECORD DATE 02/11/2022

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: \$ \$380,000.00

11. DATE OF SALE (Numeric Digits): February 14, 2022
Month / Year

12. DOWN PAYMENT: \$ \$380,000.00

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.

J. Phillip
Signature of Seller / Agent
State of: GA County of Gwinnett
Subscribed and sworn to before me on this 9th day of Feb 2022
Notary Public Alisa Davis
Notary Expiration Date: 9-21-25

J. Phillip
Signature of Buyer / Agent
State of: GA County of Gwinnett
Subscribed and sworn to before me on this 9th day of Feb 2022
Notary Public Alisa Davis
Notary Expiration Date: 9-21-25

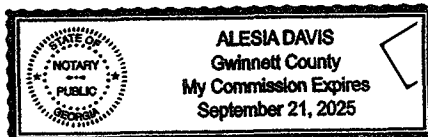
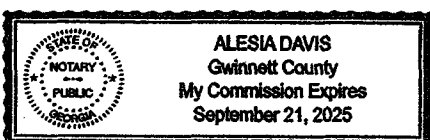


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 2357 E 35th Avenue, Apache Junction, AZ 85119

COUNTY: Pinal

CLIENT CODE: 400239

TAX PARCEL ID/APN: 103-38-2520

LOT 252, 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.

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