



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 04/15/2022 1004

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2022-045100

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:
STAR 2022-SFR3 Borrower, L.P.
c/o Starwood Capital Group
591 West Putnam Avenue Greenwich, CT
06830

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

Special Warranty Deed

Dated: APRIL 14, 2022

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

RS XII Phoenix Owner 2, L.P., a Delaware limited partnership, with a mailing address of 591 West Putnam Avenue Greenwich, CT 06830, Grantor,

does hereby convey to

STAR 2022-SFR3 Borrower, L.P., a Delaware limited partnership, with a mailing address of 591 West Putnam Avenue Greenwich, CT 06830, 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.]

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

RS XII Phoenix Owner 2, L.P., a Delaware limited partnership,
By: RS XII Phoenix Owner GP, L.L.C., its general partner

By: [Signature]
Name: Nate Bagnaschi
Title: Authorized Signatory

STATE OF New York)

COUNTY OF New York)

On this 18 day of March, 2022, before me, the undersigned, personally appeared Nate Bagnaschi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual(s), or the entity upon behalf of which individual(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]
Notary public signature
Commission expires: 4-15-25

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Essex Title, LLC
29777 Telegraph Road
Suite 1170
Southfield, MI 48034

LAURA S NIKOLAYEW
NOTARY PUBLIC-STATE OF NEW YORK
No. 01N16279609
Qualified in New York County
My Commission Expires 04-15-2025

AZ -7-PINAL-RS XII PHOENIX OWNER/2, L.P. - DEED

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
/ 1	Q36825-22-1	9355 E ALFALFA DR	FLORENCE	AZ	85132	PINAL

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 9355 E ALFALFA DR, FLORENCE, AZ 85132

COUNTY: PINAL

CLIENT CODE: Q36825-22-1

TAX PARCEL ID/APN: 200-13-2700

LOT 270, CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 4, PINAL COUNTY,
ARIZONA, CABINET F, SLIDE 10, PARCEL 200-13-2700.
