



DATE/TIME: 10/31/2022 1454  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-112003

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 489863

WARRANTY DEED

Effective Date:  10/26/2022	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code):  Meranda May Arteaga and Conrad Arteaga III, wife and husband, as Community Property, with Right of Survivorship  45796 West Rainbow Drive, Maricopa, AZ 85139	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: 45796 West Rainbow Drive, Maricopa, AZ 85139

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:

Meranda May Arteaga  
Meranda May Arteaga

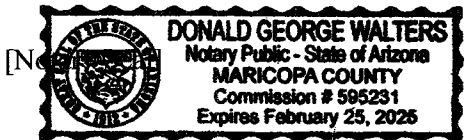
STATE OF Arizona  
COUNTY OF PIHAL

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 26 day of Oct, 2022

[Signature]  
Notary Public

My Commission Expires: 2/25/2025



GRANTOR:

Conrad Arteaga III  
Conrad Arteaga III

STATE OF Arizona  
COUNTY OF PIHAL

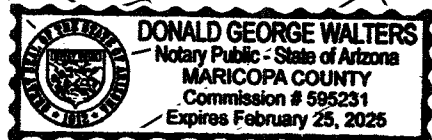
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WITNESS my hand and stamp or seal, this 26 day of Oct, 2022

[Signature]  
Notary Public

My Commission Expires: 2/25/2025

[Notary Seal]



**Exhibit A**

LOT 2, MARICOPA MEADOWS PARCEL 7, ACCORDING TO THE PLAT RECORDED IN  
CABINET E, SLIDE 46 AND CERTIFICATE OF CORRECTION RECORDED IN FEE NO. 2004-  
091493, RECORDS OF PINAL COUNTY, ARIZONA.

Parcel ID : 512-33-3370

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## AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-33-337

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:

Meranda May Arteaga and Conrad Arteaga III

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:

45796 West Rainbow Drive  
Maricopa, AZ 85139

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: 03/01/2023

6. 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  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
e. ☐ Apartment Building

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 2022-112003  
RECORD DATE 10/31/2022

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: \$ \$307,000.00

11. DATE OF SALE (Numeric Digits): October 31, 2022

Month / Year

12. DOWN PAYMENT: \$ \$307,000.00

13. METHOD OF FINANCING:

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

d. ☐ Seller Loan (Carryback)

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

State of: GA, County of: DeKalb

Subscribed and sworn to before me on this 17<sup>th</sup> day of Oct, 2022

Notary Public J. Phillip

Notary Expiration Date: \_\_\_\_\_

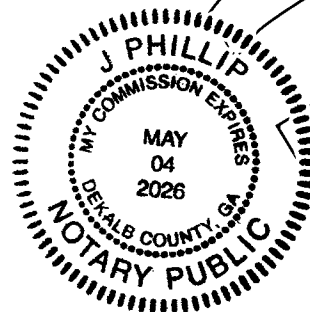
Signature of Buyer / Agent

State of: GA, County of: DeKalb

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Notary Public J. Phillip

Notary Expiration Date: \_\_\_\_\_



## EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 45796 West Rainbow Drive, Maricopa, AZ 85139

COUNTY: Pinal

CLIENT CODE: 489863

TAX PARCEL ID/APN: 512-33-33709

LOT 2, MARICOPA MEADOWS PARCEL 7, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 46 AND CERTIFICATE OF CORRECTION RECORDED IN FEE NO. 2004-091493, RECORDS OF PINAL COUNTY, ARIZONA.