



DATE/TIME: 10/30/2023 1338
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-079908

RECORDING REQUESTED BY

OS NATIONAL, LLC

AND WHEN RECORDED MAIL-TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
ESCROW NO.: ~~408568~~ 528266

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

Effective Date: <p style="font-size: 1.5em; font-family: cursive;">10/27/2023</p>	County and State where property is located: Pinal County, AZ
--	---

For the consideration of Ten Dollars, and other valuable considerations, I or we,

GRANTOR (Name, Mailing Address & Zip code):

LGI Homes – Arizona, LLC, an Arizona limited liability company,

Whose mailing address is: 1450 Lake Robbins Drive #430, The Woodlands, TX 77380

do/does hereby convey to

GRANTEE (Name, Mailing Address & Zip Code):

IDF1 SFR Propco A, LLC, a Delaware limited liability company,

Whose mailing address is: 1850 Parkway Place, Suite 900, Marietta, GA 30067

the following real property situated in **Pinal** County, AZ:

Commonly Known as 977 W 20th Street, Florence, AZ

See Exhibit A attached hereto and made a part hereof.

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Escrow No.:
Name of Document: Special Warranty Deed
Page 2

Dated: 10/27/2023

Grantor(s):

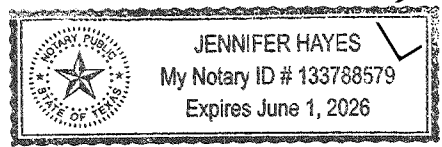
LGI Homes - Arizona, LLC, an Arizona limited liability company

By: [Signature]
Name: Trevor Miles
Its: Authorized Signatory

State of Texas
County of Montgomery } ss.

On October 27, 2023, before me personally appeared Trevor Miles, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)



[Signature]
Notary Public
Commission Expires: 10/01/2026

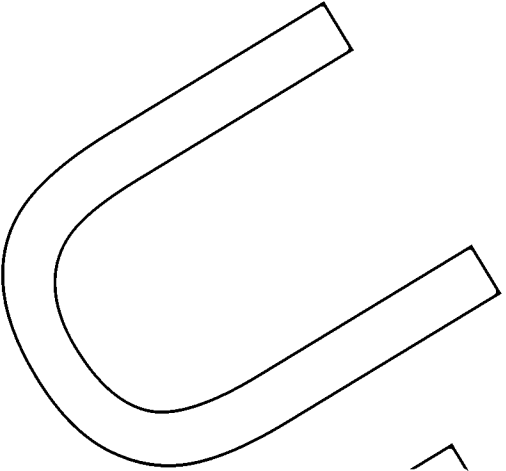
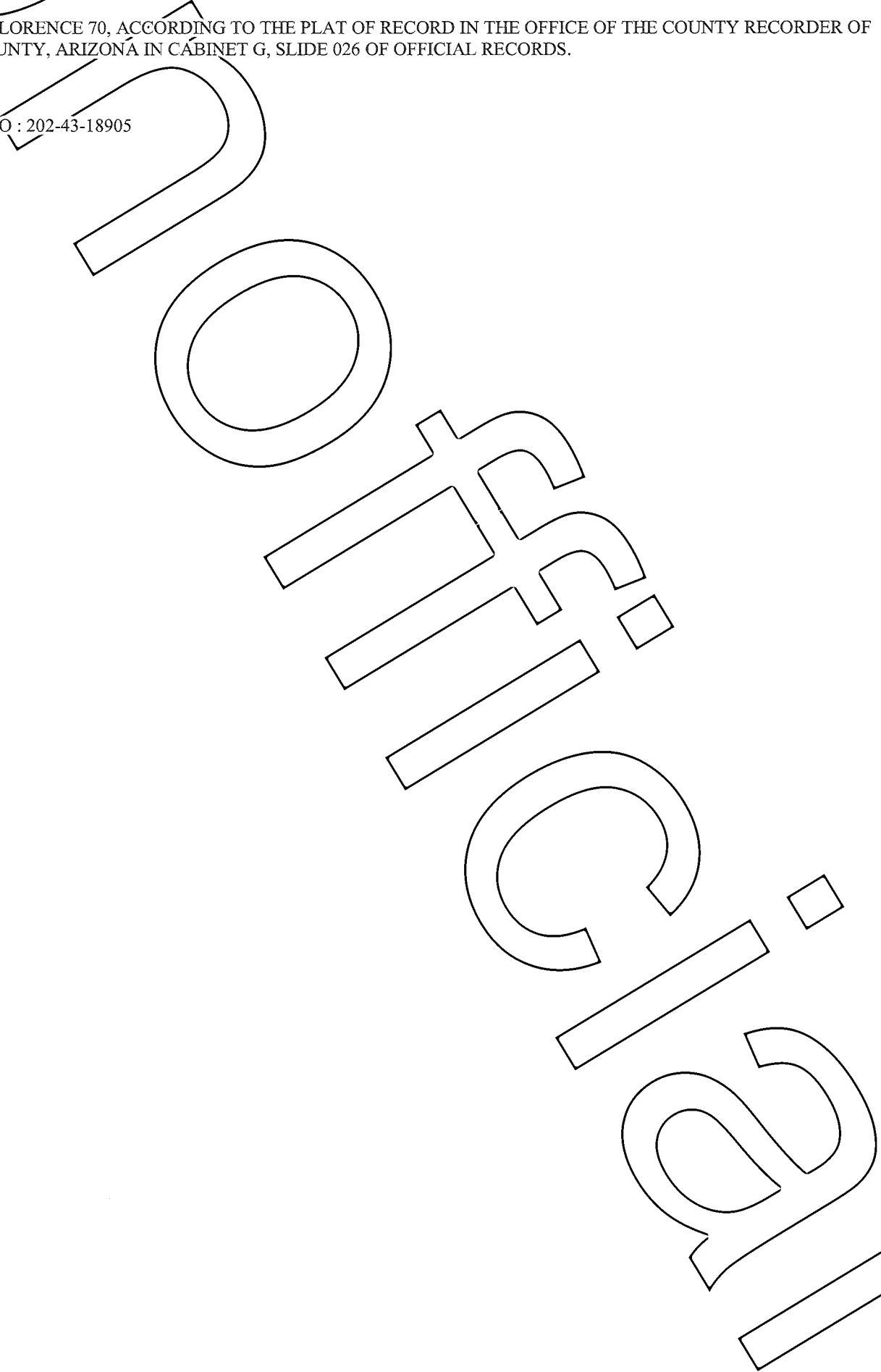


Exhibit A

LOT 189, FLORENCE 70, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET G, SLIDE 026 OF OFFICIAL RECORDS.

PARCEL NO : 202-43-18905



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 202-43-18905

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:

LGI Homes - Arizona, LLC, an Arizona limited liability company
1450 Lake Robbins Drive #430
The Woodlands, TX, 77380

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

IDF1 SFR Propco A, LLC, a Delaware limited liability company
1850 Parkway Place Suite 900
Marietta, GA 30067

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

4. ADDRESS OF PROPERTY:

977 W 20th Street
Florence, AZ 85132

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

IDF1 SFR Propco A, LLC, a Delaware limited liability company
1850 Parkway Place Suite 900
Marietta, GA 30067

(b) Next tax payment due: 03/01/2024

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
Affixed Non Affixed
d. 2-4 Plex i. Other Use; Specify:
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.

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: Michelle Lynn
State of: Arizona, County of Maricopa
Subscribed and sworn to before me on this 27 day of October 2023
Notary Public: Logan Roy Wagner
Notary Expiration Date: 06-24-2025

FOR RECORDERS USE ONLY
COUNTY OF RECORDATION: PINAL
FEE NO: 2023-079908
RECORD DATE: 10/30/2023

- 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: \$ 233,922.00

11. DATE OF SALE (Numeric Digits): October 30, 2023
Month / Year

12. DOWN PAYMENT: \$ 233,922.00

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

Signature of Buyer / Agent: Michelle Lynn
State of: Arizona, County of Maricopa
Subscribed and sworn to before me on this 27 day of October 2023
Notary Public: Logan Roy Wagner
Notary Expiration Date: 06-24-2025

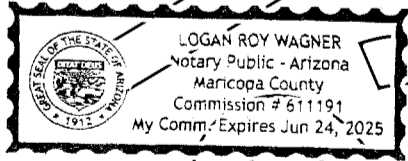
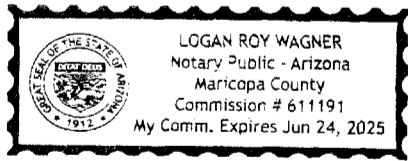


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 977 W 20th Street, Florence, AZ 85132

COUNTY: Pinal

CLIENT CODE: 528266

TAX PARCEL ID/APN: 202-43-18905

LOT 189, FLORENCE 70, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET G, SLIDE 026 OF OFFICIAL RECORDS.

UNOFFICIAL