



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 11/30/2023 0842  
FEE: \$30.00  
PAGES: 8  
FEE NUMBER: 2023-086726

RECORDED AT THE REQUEST OF:

OS National LLC  
3097 Satellite Blvd.  
Building 700, Suite 400  
Duluth, GA 30096

RETURN AFTER RECORDING TO:

OS National LLC  
Attn: Institutional Transactions Dept.  
3097 Satellite Blvd.  
Building 700, Suite 400  
Duluth, GA 30096

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

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**Special Warranty Deed**

Dated: November 29, 2023.

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

**TAH MS-2 BORROWER LLC**, a Delaware limited liability company, with offices located at c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, Grantor;

does hereby convey to

**TRICON SFR 2023-2 BORROWER LLC**, a Delaware limited liability company, with offices located at c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, Grantee,

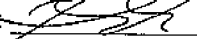
the following real property located in the State of Arizona more particularly described as:

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.

Grantor and Grantee are under common ownership and control and thus the transfer of property pursuant to this Deed shall not be considered a change of ownership, change of control or conveyance for purposes of any leasing restriction affecting said property.

**TAH MS-2 BORROWER LLC,**  
a Delaware limited liability company

By:   
Name: Thomas G. Walsh  
Title: Vice President

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.*

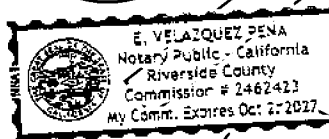
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On November 20, 2023 before me, E. Velazquez Pena, Notary Public, personally appeared Thomas G. Walsh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)  
Notary Public, State of California



My Commission Expires: 10/2/27

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M  
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C  
S

**EXHIBIT "A"**

**PROPERTY SCHEDULE**

Count	File Number	Address	City	State	Zip	County
1	91201486-T23-2	1602 E BRADSTOCK WAY	SAN TAN VALLEY	AZ	85140	PINAL
2	91201438-T23-2	3073 E SUPERIOR ROAD	SAN TAN VALLEY	AZ	85143	PINAL
3	91201439-T23-2	31094 CLARIDGE CIRCLE	SAN TAN VALLEY	AZ	85143	PINAL

TAH MS-2 BORROWER LLC

# LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 1602 E BRADSTOCK WAY, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: 91201486-T23-2

TAX PARCEL ID/APN: 109-28-80606

LOT 188, PECAN CREEK NORTH PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 137.

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**EXHIBIT A-2**

STREET ADDRESS: 3073 E SUPERIOR ROAD, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: 91201438-T23-2

TAX PARCEL ID/APN: 210-67-27205

LOT 272, OF FINAL PLAT FOR UNIT ONE OF COPPER BASIN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 55; EXCEPTING ALL OIL, GAS, METALS AND MINERALS RIGHTS AND RIGHT TO OTHER MATERIALS, AS PROVIDED BY ARS 37-231, TOGETHER WITH ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231, AS RESERVED IN PATENT FROM THE STATE OF ARIZONA, RECORDED APRIL 14, 1987, IN DOCKET 1435, PAGE 620 AND, IN DOCKET 1435, PAGE 623.

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**EXHIBIT A-3**

STREET ADDRESS: 31094 CLARIDGE CIRCLE, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: 91201439-T23-2

TAX PARCEL ID/APN: 210-61-04009

LOT 40, OF LAKEVIEW GARDENS AT JOHNSON RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 195 EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

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