



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/09/2024 0827
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-077160

Recording Requested By:
American Homes 4 Rent TRS, LLC
280 E Pilot Road
Las Vegas, NV 89119

And When Recorded Mail To:
American Homes 4 Rent TRS, LLC
23975 Park Sorrento Suite 300
Calabasas, CA 91302

This area reserved for County Recorder

APN: 109-23-4100 (see attached Exhibit "A")

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **AH4R PROPERTIES TWO, LLC**, a Delaware limited liability company ("**Grantor**") does hereby convey to **AMERICAN HOMES 4 RENT TRS, LLC**, a Delaware limited liability company ("**Grantee**"), the following described property situated in the County of **Pinal**, State of **AZ**, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit "A"

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.

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

Dated: October 8, 2024

**AH4R PROPERTIES TWO, LLC,
A DELAWARE LIMITED LIABILITY COMPANY**

By: _____
Name: Helen Cho
Title: Vice President — Real Estate Transactions

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 that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ss.

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her 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

See attached

(Notary Seal)

ACKNOWLEDGMENT

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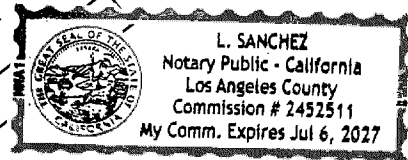
State of California
County of Los Angeles

On 10/08/2024 before me, L. Sanchez - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho,
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 [Handwritten Signature] (Seal)

**Exhibit A
Property Schedule**

Count	Property ID	Address	City	County	State	Zip
1	AZ17064	4911 E Meadow Creek Way	San Tan Valley	Pinal	AZ	85140

Exhibit A-1

Lot 63, THE VILLAGES AT CASTLEGATE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 126.

APN: 109-23-4100

PURPORTED ADDRESS: 4911 E Meadow Creek Way, San Tan Valley, AZ

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 23 - 410 - 0
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? _____

Please list the additional parcels below (attach list if necessary):

(1) 516-01-4300 (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

AH4R Properties Two, LLC
280 E Pilot Road
Las Vegas, NV 89119

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

American Homes 4 Rent TRS, LLC
280 E Pilot Road
Las Vegas, NV 89119

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

See Exhibit "A"

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

American Homes 4 Rent TRS, LLC
23975 Park Sorrento Suite 300
Calabasas CA 91302

(b) Next tax payment due 10/31/2024.

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
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 Helen Cho, W

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public See Attached

Notary Expiration Date _____

Signature of Buyer / Agent Helen Cho, W

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public See Attached

Notary Expiration Date _____

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE _____

2024-077160
10/09/2024

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: \$ 332,900 00

11. DATE OF SALE (Numeric Digits): 10/24
Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (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:

\$ 0 00 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 (Name, Address, Phone Number):

American Homes 4 Rent TRS, LLC
23975 Park Sorrento Suite 300
Calabasas CA 91302

18. LEGAL DESCRIPTION (attach copy if necessary):

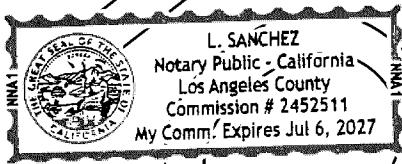
See Exhibit "A"

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 that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th
day of October, 2024 by Helen Cho

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature _____

Handwritten signature: Helen Cho

**Exhibit A
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