



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/17/2025 1457
FEE: \$30.00
PAGES: 18
FEE NUMBER: 2025-019909

RECORDED AT THE REQUEST OF:
OSN-MAINSTAY JV SERVICES LLC
3097 Satellite Blvd., Ste. 600
Duluth, GA 30096.

RETURN AFTER RECORDING TO:
OSN-MAINSTAY JV SERVICES LLC
3097 Satellite Blvd., Ste. 600
Duluth, GA 30096.

SEND SUBSEQUENT TAX BILLS TO:
BISMUTH BRIDGE PROPCO LLC
BSFR Property Management
Attn: Property Tax Dept.
997 Morrison Dr, Ste 402
Charleston, SC 29403

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

Special Warranty Deed

Dated: February 21, 2025

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

BISMUTH BRIDGE PROPCO LLC, a Delaware limited liability company, as successor by division from Bismuth PropCo Series LLC, a Delaware limited liability company, by virtue of the Certificate of Division attached hereto as Exhibit "B", as successor by merger with **BAKER STREET HOMES, LLC**, a Delaware limited liability company, **BAY STREET HOMES, LLC**, a Delaware limited liability company, **DIVVY HOMES WAREHOUSE A, LLC**, a Delaware limited liability company, **LARKIN STREET HOMES, LLC**, a Delaware limited liability company, and **MISSION STREET HOMES, LLC**, a Delaware limited liability company, individually and collectively; by virtue of the Certificate of Merger attached hereto as Exhibit "C", with offices located at c/o Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281, Grantor,

does hereby convey to

BISMUTH BRIDGE PROPCO LLC, a Delaware limited liability company, with offices located at c/o Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281, 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.

BISMUTH BRIDGE PROPCO LLC,
a Delaware limited liability company

By: 
Name: Whit Bundy
Title: Vice President

State of South Carolina,
County of Charleston

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 21 day of February, 2025 by Whit Bundy, in his/her capacity as Vice President of **BISMUTH BRIDGE PROPCO LLC**, a Delaware limited liability company, who personally appeared before me (or proved to me on the basis of satisfactory evidence) and executed said document on behalf of the company.

Witness my hand and official seal.

Commission expires: 4/8/31

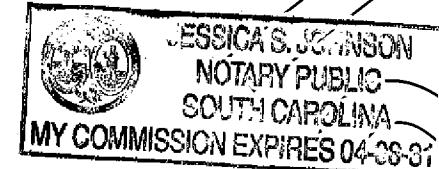


EXHIBIT "A"

PROPERTY SCHEDULE

| Count | File Number | Address | City | State | Zip | County |
|-------|-------------|----------------------|----------------|-------|-------|--------|
| 1 | 2953 | 504 E RACINE PL | CASA GRANDE | AZ | 85122 | PINAL |
| 2 | 3318 | 674 W RAMOS DR | CASA GRANDE | AZ | 85122 | PINAL |
| 3 | 2665 | 905 N TREKELL RD | CASA GRANDE | AZ | 85122 | PINAL |
| 4 | 1929 | 1316 E PALO VERDE DR | CASA GRANDE | AZ | 85122 | PINAL |
| 5 | 1210 | 28232 N ABBY CIR | SAN TAN VALLEY | AZ | 85143 | PINAL |
| 6 | 109 | 40558 N JAY LN | SAN TAN VALLEY | AZ | 85140 | PINAL |

DEED

Page 1 of 1

BISMUTH BRIDGE PROPCO LLC

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 504 E RACINE PL, CASA GRANDE, AZ 85122

COUNTY: PINAL

CLIENT CODE: 2953

TAX PARCEL ID/APN: 504-66-0260

LOT 26 OF RANCHO PALO VERDE ESTATES PHASE 2, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C, SLIDE 114.

EXHIBIT A-2

STREET ADDRESS: 674 W RAMOS DR, CASA GRANDE, AZ 85122

COUNTY: PINAL

CLIENT CODE: 3318

TAX PARCEL ID/APN: 504-18-0310

THE SOUTH 85 FEET OF THE NORTH 300 FEET OF THE EAST 50 FEET OF THE EAST 2 ACRES OF THE WEST 4 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXHIBIT A-3

STREET ADDRESS: 905 N TREKELL RD, CASA GRANDE, AZ 85122

COUNTY: PINAL

CLIENT CODE: 2665

TAX PARCEL ID/APN: 506-09-2020

LOT 12, BLOCK 8, EVERGREEN 2ND ADDITION TO CASE GRANDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 48.

EXHIBIT A-4

STREET ADDRESS: 1316 E PALO VERDE DR, CASA GRANDE, AZ 85122

COUNTY: PINAL

CLIENT CODE: 1929

TAX PARCEL ID/APN: 505-01-5190

LOT 189, G-DIAMOND RANCH PARCEL C-PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 37.

EXHIBIT A-5

STREET ADDRESS: 28232 N ABBY CIR, SAN TAN VALLEY, AZ 85143

COUNTY: PINAL

CLIENT CODE: 1210

TAX PARCEL ID/APN: 210-76-3170

LOT 181, OF FINAL PLAT OF JOHNSON RANCH UNIT 28, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 134.

EXHIBIT A-6

STREET ADDRESS: 40558 N JAY LN, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: 109

TAX PARCEL ID/APN: 109-23-3750

LOT 28, OF 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.

Exhibit "B"
See attached Certificate of Division

Exhibit "C"

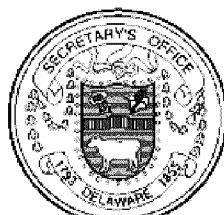
AZ – BISMUTH BRIDGE PROPCO LLC - Confirmatory Deed

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE
STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND
CORRECT COPY OF THE CERTIFICATE OF DIVISION OF "BISMUTH PROPCO
SERIES LLC", FILED IN THIS OFFICE ON THE ELEVENTH DAY OF
FEBRUARY, A.D. 2025, AT 5 O'CLOCK P.M.



C. F. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

10061060 8100
SR# 20250493253

Authentication: 202913558
Date: 02-11-25

STATE OF DELAWARE
CERTIFICATE OF DIVISION

OF
BISMUTH PROPCO SERIES LLC

Pursuant to Title 6, Section 18-217 of the Delaware Limited Liability Company Act (the "Act"), the undersigned limited liability company executed the following Certificate of Division:

FIRST: The name of the dividing company is Bismuth PropCo Series LLC, and the dividing company is a surviving company.

SECOND: The dividing company's original certificate of formation was filed with the Secretary of State of the State of Delaware on January 9, 2025.

THIRD: The division companies shall be (i) Bismuth PropCo Series LLC, which is a "surviving company" with the meaning of the Act, and (ii) Bismuth Bridge PropCo LLC, which is a "resulting company" within the meaning of the Act.

FOURTH: The name and business address of the division contact required by Section 18-217(g)(3) of the Act is:

Bismuth PropCo Series LLC

Dan Buechler (dan.buechler@maymonthomes.com), c/o Maymont Homes, 997 Morrison Dr. Ste 402, Charleston, SC 29403-4390

FIFTH: The division contemplated by this Certificate of Division shall be effective as of the date hereof.

SIXTH: The division contemplated by this Certificate of Division has been approved in accordance with Section 18-217 of the Act.

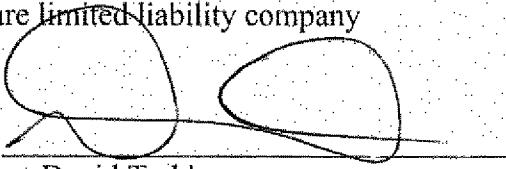
SEVENTH: The plan of division relating to the division contemplated by this Certificate of Division is on file with each of (i) Bismuth PropCo Series LLC, c/o Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281 and (ii) Bismuth Bridge PropCo LLC, c/o Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281.

EIGHTH: A copy of the plan of division relating to the division contemplated by this Certificate of Division will be furnished by any division company referenced herein, on request and without cost, to any member of the dividing company.

Remainder of page left intentionally blank; signature page follows.

IN WITNESS WHEREOF, said dividing company has caused this Certificate of Division to be signed by an authorized person, this 11 day of February, 2025.

BISMUTH PROPCO SERIES LLC,
a Delaware limited liability company

By: 

Name: David Todd

Title: Managing Director

See attached Certificate of Merger

AZ – BISMUTH BRIDGE PROPCO LLC - Confirmatory Deed

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"MISSION STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"MASON STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

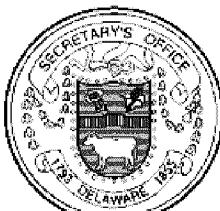
"LARKIN STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"DIVVY HOMES WAREHOUSE III, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"DIVVY HOMES WAREHOUSE II, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"DIVVY HOMES WAREHOUSE I, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"DIVVY HOMES WAREHOUSE A, LLC", A DELAWARE LIMITED LIABILITY COMPANY,



C. F. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

10061060 8100M
SR# 20250492758

Authentication: 202913386
Date: 02-11-25

Delaware

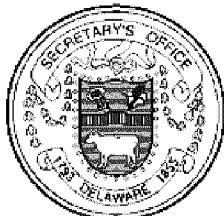
The First State

Page 2

"BAY STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY
COMPANY,

"BAKER STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY
COMPANY,

WITH AND INTO "BISMUTH PROPCO SERIES LLC" UNDER THE NAME OF
"BISMUTH PROPCO SERIES LLC", A LIMITED LIABILITY COMPANY
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE,
AS RECEIVED AND FILED IN THIS OFFICE ON THE ELEVENTH DAY OF
FEBRUARY, A.D. 2025, AT 4:47 O'CLOCK P.M.



10061060 8100M
SR# 20250492758

You may verify this certificate online at corp.delaware.gov/authver.shtml

Cheruni Patibanda-Sanchez, Secretary of State

Authentication: 202913386
Date: 02-11-25

C. J. Sanchez

**CERTIFICATE OF MERGER
OF
LARKIN STREET HOMES, LLC, BAY STREET HOMES, LLC,
MISSION STREET HOMES, LLC, MASON STREET HOMES, LLC,
BAKER STREET HOMES, LLC, DIVVY HOMES WAREHOUSE A, LLC,
DIVVY HOMES WAREHOUSE I, LLC, DIVVY HOMES WAREHOUSE II, LLC,
AND DIVVY HOMES WAREHOUSE III, LLC
WITH AND INTO
BISMUTH PROPCO SERIES LLC**

In accordance with Section 18-209 of the Delaware Limited Liability Company Act, as amended (the "Act"), BISMUTH PROPCO SERIES LLC, a Delaware limited liability company (the "Company"), DOES HEREBY CERTIFY as follows:

FIRST: The name, state of formation or organization, as applicable, and type of entity of each constituent entity (each a "Constituent Company" and together, the "Constituent Companies") of the merger (the "Merger") are as follows:

| <u>NAME</u> | <u>STATE OF FORMATION</u> | <u>TYPE OF ENTITY</u> |
|--------------------------------|---------------------------|---------------------------|
| LARKIN STREET HOMES, LLC | Delaware | Limited liability company |
| BAY STREET HOMES, LLC | Delaware | Limited liability company |
| MISSION STREET HOMES, LLC | Delaware | Limited liability company |
| MASON STREET HOMES, LLC | Delaware | Limited liability company |
| BAKER STREET HOMES, LLC | Delaware | Limited liability company |
| DIVVY HOMES WAREHOUSE A, LLC | Delaware | Limited liability company |
| DIVVY HOMES WAREHOUSE I, LLC | Delaware | Limited liability company |
| DIVVY HOMES WAREHOUSE II, LLC | Delaware | Limited liability company |
| DIVVY HOMES WAREHOUSE III, LLC | Delaware | Limited liability company |
| BISMUTH PROPCO SERIES LLC | Delaware | Limited liability company |

SECOND: An Agreement and Plan of Merger, dated as of JANUARY 21, 2025 (the "Agreement"), by and between the Constituent Companies, which, among other matters, sets forth the terms and conditions of the Merger, has been approved and executed by each Constituent Company, in accordance with the Act.

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:47 PM 02/11/2025
FILED 04:47 PM 02/11/2025

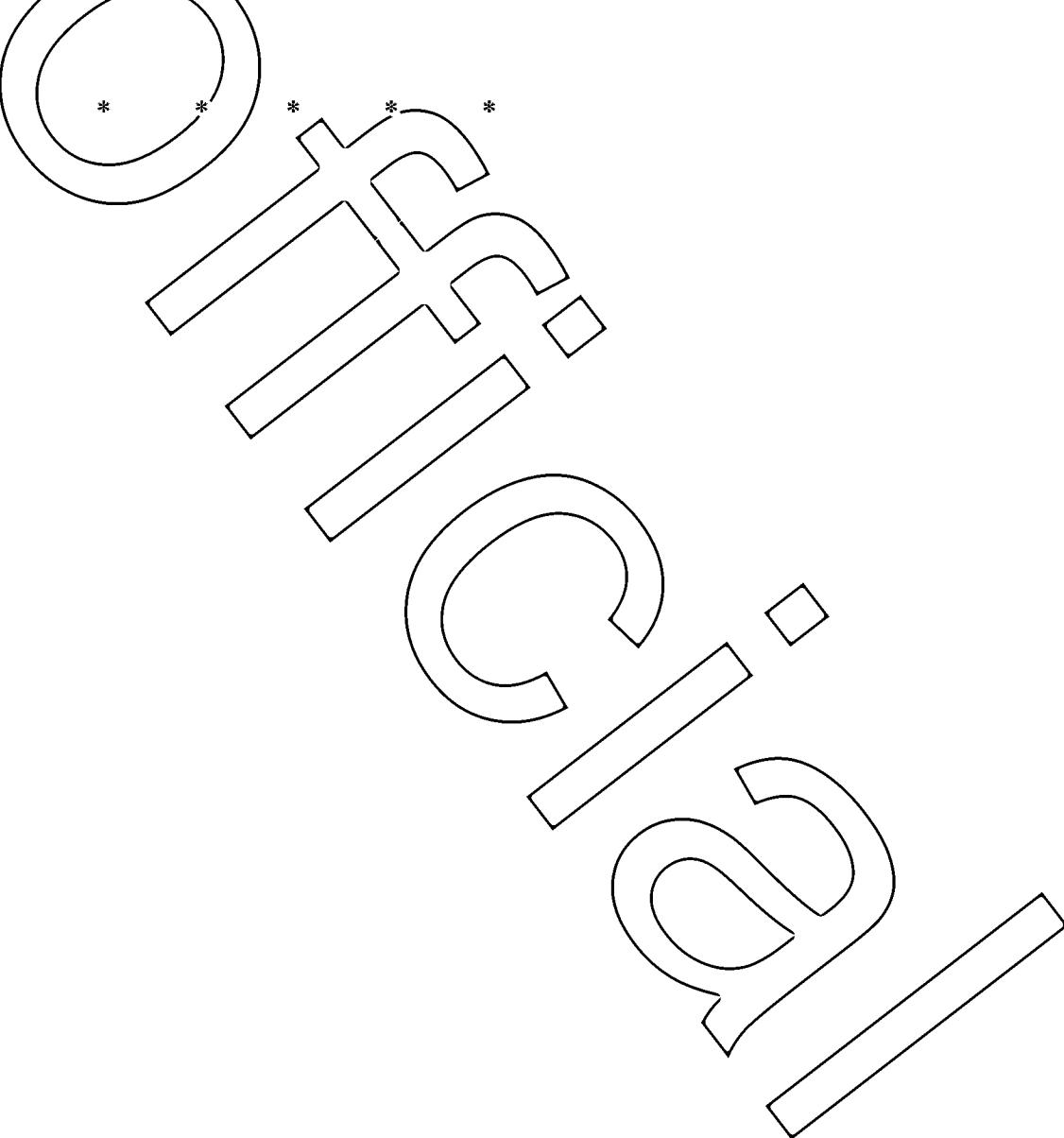
SR 20250492758 - File Number 10061060

THIRD: The Constituent Company surviving the Merger is the Company (the “Surviving Company”) and the name of the Surviving Company shall be Bismuth PropCo Series LLC.

FOURTH: Upon the effectiveness of the Merger, the certificate of formation of the Company, as in effect immediately prior to the Merger, shall be the certificate of formation of the Surviving Company until thereafter amended in accordance with the Act.

FIFTH: An executed copy of the Agreement is on file at the principal place of business of the Surviving Company located at Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281, and a copy of the Agreement will be furnished by the Surviving Company, upon request and without cost, to any member or equityholder of any Constituent Company.

SIXTH: The Merger shall be effective upon the filing of this Certificate of Merger with the Secretary of State of the State of Delaware.



IN WITNESS WHEREOF, the undersigned Surviving Company, has caused this Certificate of Merger to be duly executed by its authorized officer on this 11TH day of FEBRUARY 2025.

BISMUTH PROPCO SERIES LLC

By: 
Name: David Todd
Title: Authorized Signatory