



DATE/TIME: 08/01/2025 1100
FEE: \$30.00
PAGES: 11
FEE NUMBER: 2025-062443

RECORDED AT THE REQUEST OF:
Mainstay National Title LLC
3097 Satellite Blvd.
Building 700, Suite 600
Duluth, GA 30096

RETURN AFTER RECORDING TO:
Mainstay National Title LLC
Attn: Institutional Transactions Dept.
3097 Satellite Blvd.
Building 700, Suite 600
Duluth, GA 30096

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

Special Warranty Deed

Dated: July 30, 2025.

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

RSTK PHOENIX OWNER 1, L.P., a Delaware limited partnership, with offices located at 591 West Putnam Avenue, Greenwich, Connecticut 06830, Grantor,

does hereby convey to

STAR BORROWER SFR6, L.P., a Delaware limited partnership, with offices located at 591 West Putnam Avenue, Greenwich, Connecticut 06830, Grantee,

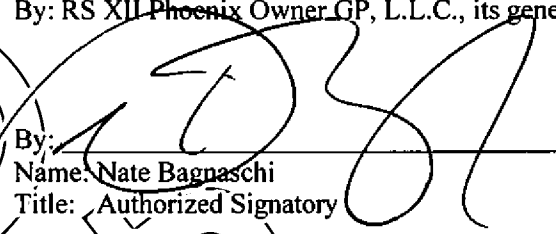
(the "Property").

all of Grantor's right, title and interest in and to that certain real property situated in [Maricopa][Pinal] County, Arizona, together with all improvements thereon and all easements, rights and privileges appurtenant thereto, as legally described on Exhibit "A" attached hereto and incorporated herein by this reference (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.

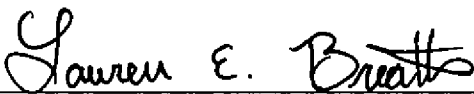
RSTK Phoenix Owner 1, L.P.,
By: RS XII Phoenix Owner GP, L.L.C., its general partner

By: 
Name: Nate Bagnaschi
Title: Authorized Signatory

State of New York, County of New York ss.

On this 10 day of July, 2025, before me, the undersigned officer personally appeared Nate Bagnaschi, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of RS XII Phoenix Owner GP, L.L.C., a Delaware limited liability company, which entity is the General Partner of RSTK Phoenix Owner 1, L.P., a Delaware limited partnership, and that as such, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of Nate Bagnaschi, by himself in his authorized capacity as such signor as his free and voluntary act and deed and the free and voluntary act and deed of Nate Bagnaschi.

Witness my hand and official seal.


Notary public signature

Commission expires: 3/21/26

LAUREN BREATH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6430881
Qualified in Kings County
Commission Expires March 21, 2026

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EXHIBIT "A"

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PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	Q39670-S-SFR6	525 W TENIA TRL	SAN TAN VALLEY	AZ	85140
2	Q44520-S-SFR6	642 E PAYTON CIRCLE	SAN TAN VALLEY	AZ	85140
3	Q44123-S-SFR6	676 E MADDISON ST	SAN TAN VALLEY	AZ	85140
4	Q45469-S-SFR6	900 W BROADWAY AVENUE UNIT 52	APACHE JUNCTION	AZ	85120
5	Q46555-S-SFR6	2253 E MEADOW MIST LN	SAN TAN VALLEY	AZ	85140
6	Q45472-S-SFR6	3185 W DANCER LN	QUEEN CREEK	AZ	85142
7	Q45874-S-SFR6	32375 N HIDDEN CANYON DRIVE	QUEEN CREEK	AZ	85142
8	Q46592-S-SFR6	33321 N SONORAN TRAIL	SAN TAN VALLEY	AZ	85142
9	Q47680-S-SFR6	34145 N PICKET POST DRIVE	QUEEN CREEK	AZ	85142
10	Q47673-S-SFR6	35997 N URIKA DRIVE	SAN TAN VALLEY	AZ	85140
11	Q38592-S-SFR6	37966 N BEVERLY AVE	SAN TAN VALLEY	AZ	85140
12	Q45338-S-SFR6	39921 N PASSARO DRIVE	SAN TAN VALLEY	AZ	85140
13	Q41078-S-SFR6	40466 N PRZEWALSKI STREET	SAN TAN VALLEY	AZ	85140

Official
 Records

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LEGAL DESCRIPTION

EXHIBIT A-1

STREET ADDRESS: 525 W TENIA TRL, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q39670-S-SFR6

TAX PARCEL ID/APN: 104-22-39507

LOT 3, "CIRCLE CROSS UNIT 3" - PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO: 2017-060925 AND AFFIDAVIT OF CORRECTION RECORDED AS 2019-066414, BOTH OF OFFICIAL RECORDS.

EXHIBIT A-2

STREET ADDRESS: 642 E PAYTON CIRCLE, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q44520-S-SFR6

TAX PARCEL ID/APN: 109-28-44404

LOT 198, OF PECAN CREEK - NORTH PARCEL 2, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 135.

EXHIBIT A-3

STREET ADDRESS: 676 E MADDISON ST, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q44123-S-SFR6

TAX PARCEL ID/APN: 109-28-29504

LOT 49, OF PECAN CREEK - NORTH PARCEL 2, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 135.

EXHIBIT A-4

STREET ADDRESS: 900 W BROADWAY AVENUE UNIT 52, APACHE JUNCTION, AZ 85120

COUNTY: PINAL

CLIENT CODE: Q45469-S-SFR6

TAX PARCEL ID/APN: 101-16-15208

LOT 52, OF BROADWAY SAN MARCOS SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 108.

EXHIBIT A-5

STREET ADDRESS: 2253 E MEADOW MIST LN, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q46555-S-SFR6

TAX PARCEL ID/APN: 109-21-32602

LOT 54, MEADOW VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 62.

EXHIBIT A-6

STREET ADDRESS: 3185 W DANCER LN, QUEEN CREEK, AZ 85142

COUNTY: PINAL

CLIENT CODE: Q45472-S-SFR6

TAX PARCEL ID/APN: 509-12-53103

LOT 98, SAN TAN HEIGHTS PARCEL F, ACCORDING TO CABINET D, SLIDE 180, RECORDS OF PINAL COUNTY, ARIZONA.

EXHIBIT A-7

STREET ADDRESS: 32375 N HIDDEN CANYON DRIVE, QUEEN CREEK, AZ 85142

COUNTY: PINAL

CLIENT CODE: Q45874-S-SFR6

TAX PARCEL ID/APN: 509-95-68502

LOT 43, OF SAN TAN HEIGHTS PARCEL A-7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 121 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2007-062515.

EXHIBIT A-8

STREET ADDRESS: 33321 N SONORAN TRAIL, SAN TAN VALLEY, AZ 85142

COUNTY: PINAL

CLIENT CODE: Q46592-S-SFR6

TAX PARCEL ID/APN: 509-02-32504

LOT 110, OF THE VILLAGE AT SAN TAN HEIGHTS PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 49 AND AFFIDAVIT OF CORRECTION RECORDED AS 2002-064315 OF OFFICIAL RECORDS.

EXHIBIT A-9

STREET ADDRESS: 34145 N PICKET POST DRIVE, QUEEN CREEK, AZ 85142

COUNTY: PINAL

CLIENT CODE: Q47680-S-SFR6

TAX PARCEL ID/APN: 509-03-35208

LOT 252, OF PHASE 1, AT MORNING SUN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 172.

EXHIBIT A-10

STREET ADDRESS: 35997 N URIKA DRIVE, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q47673-S-SFR6

TAX PARCEL ID/APN: 104-22-41701

LOT 25, "CIRCLE CROSS UNIT 3" - PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2017-060925 AND AFFIDAVIT OF CORRECTION RECORDED AS 2019-066414, OF OFFICIAL RECORDS.

EXHIBIT A-11

STREET ADDRESS: 37966 N BEVERLY AVE, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q38592-S-SFR6

TAX PARCEL ID/APN: 109-31-73308

LOT 731, OF FINAL PLAT OF PECAN CREEK SOUTH UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 186.

EXHIBIT A-12

STREET ADDRESS: 39921 N PASSARO DRIVE, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q45338-S-SFR6

TAX PARCEL ID/APN: 109-49-00600

LOT 6, OF CAMBRIA PARCEL 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 51.

EXHIBIT A-13

STREET ADDRESS: 40466 N PRZEWALSKI STREET, SAN TAN VALLEY, AZ 85140

COUNTY: PINAL

CLIENT CODE: Q41078-S-SFR6

TAX PARCEL ID/APN: 109-21-05301

LOT 53, OF LAS PRADERAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 46.
