

Prepared by:

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This document is prepared as an incidental  
service to the issuance of a title insurance policy.

After recording return to:

OS National LLC

3097 Satellite Blvd.

Building 700, Suite 400

Duluth, GA 30096

ATTN: Institutional Transactions Dept.

770-497-9100

**Note to Recorder: This Special Warranty Deed effects a transfer by Grantor to Grantee of each parcel of real property listed on Exhibit A hereto. This deed is made and given for no consideration by the Grantee to the Grantor. The real property is not encumbered by a lien or mortgage. The transfer of unencumbered real property effected by this Special Warranty Deed for no additional consideration does not result in a change in the ultimate beneficial ownership of the real property. As a result, only minimal Florida documentary stamp tax in the amount of \$0.70 is being paid upon the recordation of the deed. See Florida Statutes Section 201.02(1), and Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005).**

## **Special Warranty Deed**

**This Special Warranty Deed** made this 7TH day of APRIL, 2022, between

**SFR JV-2 PROPERTY LLC**, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantor, and

**SFR JV-2 2022-1 BORROWER LLC**, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in the state of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

**Together** with all improvements and fixtures located thereon, and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This conveyance is subject to taxes for the current year and subsequent years, which are not yet due and payable, and conditions, restrictions, easements, limitations, and other matters of record, none of which shall be deemed reimposed by this instrument.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that subject to the foregoing matters, the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

[Execution on following page.]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Peña  
Witness Name: Maria Peña  
Raul Peña  
Witness Name: Raul Peña

SFR JV-2 PROPERTY LLC,  
a Delaware limited liability company

By: [Signature]  
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

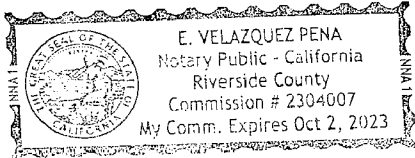
On March 23, 2022 before me, E. Velazquez Pena, Notary Public, personally appeared, by means of x physical presence or      online notarization, Thomas G. Walsh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 [Signature] (Seal)

Notary Public, State of California  
My commission expires: 10/2/23



## EXHIBIT “A”

## PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	41710134-T22-1	6 SWEETGUM COURT N	HOMOSASSA	FL	34446	CITRUS
2	41710081-T22-1	8 MATRICARIA COURT	HOMOSASSA	FL	34446	CITRUS
3	41710273-T22-1	9 CANELA COURT	HOMOSASSA	FL	34446	CITRUS
4	41710028-T22-1	36 REDBAY COURT W	HOMOSASSA	FL	34446	CITRUS
5	41710114-T22-1	39 BALSAM STREET	HOMOSASSA	FL	34446	CITRUS

## LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 6 SWEETGUM COURT N, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 41710134-T22-1

TAX PARCEL ID/APN: 18E20S130010 01250 0430

LOT 43, BLOCK B-125, SUGARMILL WOODS, CYPRESS VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 86 THROUGH 150, INCLUSIVE, PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE, AND PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AS AMENDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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**EXHIBIT A-2**

STREET ADDRESS: 8 MATRICARIA COURT, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 41710081-T22-1

TAX PARCEL ID/APN: 18E20S130020 02450 0040

LOT 4, BLOCK 245, OAK VILLAGE, SUGARMILL WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE, AND PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AS AMENDED IN PLAT BOOK 9, PAGE 87-A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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**EXHIBIT A-3**

STREET ADDRESS: 9 CANELA COURT, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 41710273-T22-1

TAX PARCEL ID/APN: 18E20S130010 01020 0240

LOT 24, BLOCK B-102, SUGARMILL WOODS, CYPRESS VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 86 THROUGH 150; PLAT BOOK 10, PAGES 1 THROUGH 150 AND PLAT BOOK 11, PAGE 1 THROUGH 16 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AS AMENDED IN PLAT BOOK 9, PAGE 87-A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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**EXHIBIT A-4**

STREET ADDRESS: 36 REDBAY COURT W, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 41710028-T22-1

TAX PARCEL ID/APN: 18E20S130010 01220 0110

LOT 11, BLOCK B-122, SUGARMILL WOODS, CYPRESS VILLAGE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 86 THROUGH 150, INCLUSIVE, PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE, AND PLAT BOOK 11, PAGES 1 THROUGH 16, INCLUSIVE, AS AMENDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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**EXHIBIT A-5**

STREET ADDRESS: 39 BALSAM STREET, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 41710114-T22-1

TAX PARCEL ID/APN: 18E20S130020 01930 0020

LOT 2, BLOCK B-193, SUGARMILL WOODS OAK VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, INCLUSIVE; PLAT BOOK 10, PAGES 1 THROUGH 150, INCLUSIVE AND PLAT BOOK 11, PAGE 1 THROUGH 16, INCLUSIVE AS AMENDED IN PLAT BOOK 9, PAGE 87A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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