

Prepared by:
Donald Wasil, Esq.
Shutts & Bowen LLP
200 South Biscayne Blvd., Ste 4100
Miami, Florida 33131

After recording return to:
OSN-MAINSTAY JV SERVICES LLC
Institutional Transactions Department
3097 Satellite Blvd.
Building 700, Ste. 600
Duluth, GA 30096
770-497-9100

Parcel ID No(s). _____

Note to Recorder: This Special Warranty Deed does not effect a transfer of title, but is instead for the purpose of evidencing of record that certain existing titleholders have been merged into BISMUTH PROPCO SERIES LLC, a Delaware limited liability company, such that title to the land described on Exhibit "A" is now vested in BISMUTH PROPCO SERIES LLC, a Delaware limited liability company. Accordingly, no documentary stamp tax is due hereon.

Note to all Homeowners' Associations to which the real property described herein (the "Property") is subject ("HOA"): Grantee hereby certifies to HOA that as noted above, Grantor and Grantee are the same entity. Accordingly, pursuant to Section 720.306(1)(h), F.S., rental regulations and restrictions adopted after July 1, 2021, are not applicable to the Property, except to the extent expressly set forth in Section 720.306(1)(h), F.S.

Special Warranty Deed

This Special Warranty Deed made _____ February 21 _____ 2025, between

BISMUTH PROPCO SERIES LLC, a Delaware limited liability company (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, **DIVVY HOMES WAREHOUSE I, LLC**, a Delaware limited liability company, **DIVVY HOMES WAREHOUSE II, LLC**, a Delaware limited liability company, **DIVVY HOMES WAREHOUSE III, LLC**, a Delaware limited liability company, **LARKIN STREET HOMES, LLC**, a Delaware limited liability company, **MISSION STREET HOMES, LLC**, a Delaware limited liability company, and **MASON STREET HOMES, LLC**, a Delaware limited liability company, by virtue of the

Certificate of Merger attached hereto as **Exhibit "B"**), with offices located at c/o Brookfield Properties, 250 Vesey Street, 15th Floor, New York, NY 10281, Grantor, and

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

Laura Demnard
Witness no. 1
Laura Demnard
Print name
Address 3428 Wobler Dr.
Johns Island, SC 29455

BISMUTH PROPCO SERIES LLC,
a Delaware limited liability company

By: [Signature] (SEAL)
Name: Whit Bundy
Title: Vice President

Barbara A. Cuthers
Witness no. 2
BARBARA A. CUTHERS
Print name
Address: 1742 SAN PITTENBELL BLVD
APT 14E
CHARLESTON SC 29407

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 PROPCO SERIES LLC**, a Delaware limited liability company, who personally appeared before me by means of physical presence or online notarization and who proved to me through satisfactory evidence of identification, which was drivers license to be the person who executed said document on behalf of the company.

Witness my hand and official seal.

[Signature]
Notary Public for South Carolina

Commission expires: 4/8/31

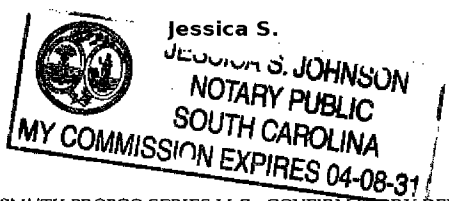


EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	2089	10 S WADSWORTH AVE	BEVERLY HILLS	FL	34465	CITRUS
2	310	16 N MONROE ST	BEVERLY HILLS	FL	34465	CITRUS
3	3206	69 GLENRIDGE BLVD	HOMOSASSA	FL	34446	CITRUS
4	3393	179 W RUSKA PL	CITRUS SPRINGS	FL	34434	CITRUS
5	3633	1034 S GLEN MEADOW LOOP	LECANTO	FL	34461	CITRUS
6	518	1209 NE 6TH CT	CRYSTAL RIVER	FL	34428	CITRUS
7	1572	5130 W WICHITA DR	BEVERLY HILLS	FL	34465	CITRUS
8	1607	5515 E LIVE OAK LN	INVERNESS	FL	34453	CITRUS
9	215	8075 E DECATUR CT	FLORAL CITY	FL	34436	CITRUS
10	67	9015 N CITRUS SPRINGS BLVD	CITRUS SPRINGS	FL	34433	CITRUS
11	790	10314 N ELKCAM BLVD	CITRUS SPRINGS	FL	34433	CITRUS

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 10 S WADSWORTH AVE, BEVERLY HILLS, FL 34465

COUNTY: CITRUS

CLIENT CODE: 2089

TAX PARCEL ID/APN: 18E18S110010000600100

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CITRUS, FLORIDA, TO WIT LOT 10, BLOCK 6, BEVERLY HILLS, UNIT NUMBER ONE, ACCORDING TO THE MAP OR PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 149 AND 150, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-2

STREET ADDRESS: 16 N MONROE ST, BEVERLY HILLS, FL 34465

COUNTY: CITRUS

CLIENT CODE: 310

TAX PARCEL ID/APN: 18E18S110020001300160

THE FOLLOWING DESCRIBED LAND IN CITRUS COUNTY, STATE OF FLORIDA, FREE AND CLEAR WITH WARRANTY COVENANTS, TO WIT LOT 16, BLOCK 13, OF BEVERLY HILLS, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 96, 97 AND 98, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-3

STREET ADDRESS: 69 GLENRIDGE BLVD, HOMOSASSA, FL 34446

COUNTY: CITRUS

CLIENT CODE: 3206

TAX PARCEL ID/APN: 18E20S130010005200030

THAT CERTAIN REAL PROPERTY LOCATED AND SITUATED IN CITRUS COUNTY, FLORIDA AND FULLY DESCRIBED AS FOLLOWS LOT 3, BLOCK B-52 OF SUGARMILL WOODS, CYPRESS VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 86 THROUGH 150, PLAT BOOK 10, PAGE(S) 1 THROUGH 150, PLAT BOOK 11, PAGE(S) 1 THROUGH 16 AND AMENDED IN PLAT BOOK 9, PAGE(S) 87A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-4

STREET ADDRESS: 179 W RUSKA PL, CITRUS SPRINGS, FL 34434

COUNTY: CITRUS

CLIENT CODE: 3393

TAX PARCEL ID/APN: 18E17S100050046400170

ALL THAT CERTAIN LAND, SITUATE IN CITRUS COUNTY, STATE OF FLORIDA, VIZ LOT 17, BLOOCK 464, CITRUS SPRINGS UNIT 5, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 1 THROUGH 14, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-5

STREET ADDRESS: 1034 S GLEN MEADOW LOOP, LECANTO, FL 34461

COUNTY: CITRUS

CLIENT CODE: 3633

TAX PARCEL ID/APN: 18E19S0900100300

ALL THAT CERTAIN LAND SITUATED IN CITRUS COUNTY, FLORIDA, VIZ LOT 30, CRYSTAL GLEN - PHASE IIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 84, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-6

STREET ADDRESS: 1209 NE 6TH CT, CRYSTAL RIVER, FL 34428

COUNTY: CITRUS

CLIENT CODE: 518

TAX PARCEL ID/APN: 17E18S150010000A00010

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE STATE OF FLORIDA, TO WIT PARCEL 1 LOT 1, 2, 3, 4, 5, 6 AND 7, BLOCK "A", ECHO HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 79, OF RECORDED IN PLAT BOOK 4, PAGE 79, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. PARCEL 2 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION, 528.50 FEET; THENCE NORTH 0 DEGREES 02 MINUTES EAST, 581.25 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE EAST LINE OF A 50 FOOT WIDE STREET; THENCE EAST 131.50 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 0 DEGREES 02 MINUTES EAST, ALONG SAID EAST BOUNDARY 78.75 FEET; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 131.50 FEET TO THE EAST LINE OF A 50 FOOT WIDE STREET; THENCE SOUTH 0 DEGREES 02 MINUTES WEST ALONG SAID EAST LINE, A DISTANCE OF 78.75 FEET TO THE POINT OF BEGINNING. BEING LOT 14, OF AN UNRECORDED SUBDIVISION.

EXHIBIT A-7

STREET ADDRESS: 5130 W WICHITA DR, BEVERLY HILLS, FL 34465

COUNTY: CITRUS

CLIENT CODE: 1572

TAX PARCEL ID/APN: 18E17S320010010700060

THE FOLLOWING DESCRIBED LAND IN CITRUS COUNTY, STATE OF FLORIDA, FREE AND CLEAR WITH WARRANTY COVENANTS, TO WIT LOT 6, BLOCK 107, PINE RIDGE, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 25 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-8

STREET ADDRESS: 5515 E LIVE OAK LN, INVERNESS, FL 34453

COUNTY: CITRUS

CLIENT CODE: 1607

TAX PARCEL ID/APN: 20E19S0600101040

THAT CERTAIN REAL PROPERTY LOCATED AND SITUATED IN CITRUS COUNTY, FLORIDA AND FULLY DESCRIBED AS FOLLOWS LOT 104, SPORTSMEN'S PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-9

STREET ADDRESS: 8075 E DECATUR CT, FLORAL CITY, FL 34436

COUNTY: CITRUS

CLIENT CODE: 215

TAX PARCEL ID/APN: 20E20S2200700020

THE FOLLOWING DESCRIBED LAND IN CITRUS COUNTY, STATE OF FLORIDA, FREE AND CLEAR WITH WARRANTY COVENANTS, TO WIT THE EAST 60 FEET OF LOT 1 AND ALL OF LOT 2 OF WINDLAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 141 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-10

STREET ADDRESS: 9015 N CITRUS SPRINGS BLVD, CITRUS SPRINGS, FL 34433

COUNTY: CITRUS

CLIENT CODE: 67

TAX PARCEL ID/APN: 18E17S100060056400070

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CITRUS, FLORIDA, TO WIT LOT 7, BLOCK 564, CITRUS SPRINGS, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 15 THROUGH 22, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

EXHIBIT A-11

STREET ADDRESS: 10314 N ELKCAM BLVD, CITRUS SPRINGS, FL 34433

COUNTY: CITRUS

CLIENT CODE: 790

TAX PARCEL ID/APN: 18E17S100030022800350

ALL THAT CERTAIN LAND SITUATE IN CITRUS COUNTY, FLORIDA, TO WIT LOT 35, BLOCK 228, CITRUS SPRINGS, UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 116 TO 129 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Exhibit "B"
See attached Certificate of Merger

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,

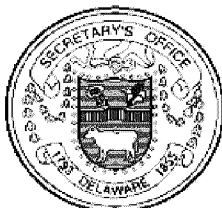
"LARKIN STREET HOMES, LLC", A DELAWARE LIMITED LIABILITY
COMPANY,

"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. P. 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

A handwritten signature in black ink, reading "C. P. Sanchez", written over a horizontal line.

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 202913386
Date: 02-11-25

**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.

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