

2023007863 00092

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/13/2023 12:43:59 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3744
PG: 625 - 637

Excise Tax: Exempt pursuant to NCGS §105-228.29

Recording Time, Book and Page

Tax Lot No. See Exhibit "A" Verified by _____ County on
the ____ day of _____, 2023, by _____

Mail after recording to: **OS National LLC, 3097 Satellite Blvd., Building 700, Suite 400, Duluth, GA 30096**
Attn: Institutional Transactions Dept.

This instrument was prepared by: **Nexsen Pruet, PLLC (Joseph D. McCullough, Esq.) 227 W. Trade Street, Suite 1550, Charlotte, NC 28202**

Brief Description for the index: **Multiple Parcels – See Exhibit "A"**

THE TITLE TO THIS PROPERTY WAS NOT EXAMINED BY THE ATTORNEYS WHO PREPARED THIS DEED, AND SAID ATTORNEYS HAVE NOT EXPRESSED ANY OPINION ABOUT THE TITLE TO THE PROPERTY OR THE LEGAL DESCRIPTION OF THE PROPERTY CONTAINED IN THIS DEED.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 10th day of March, 2023, by and between

| GRANTOR | GRANTEE |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SFR JV-HD PROPERTY LLC, a Delaware limited liability company <u>Tax Mailing Address</u> c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, California 92780 | SFR JV-HD TL BORROWER B LLC, a Delaware limited liability company <u>Tax Mailing Address</u> c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, California 92780 |
| Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership. | |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

NC – SFR JV-HD PROPERTY LLC - DEED

Submitted electronically by "OS National - Resware"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

The property does not include the primary residence of Grantor.

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.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

All enforceable restrictions, conditions and easements of record.

[EXECUTION ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

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

By:  (SEAL)
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 Feb. 22, 2023 before me, E. Velazquez Pena, Notary Public, personally appeared 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  (Seal)

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

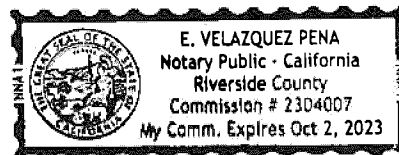


EXHIBIT “A”

PROPERTY SCHEDULE

| Count | File Number | Address | City | State | Zip | County |
|-------|-------------|------------------------|---------------|-------|-------|---------|
| 1 | 32800043 | 615 CAM CIRCLE | HIGH POINT | NC | 27265 | FORSYTH |
| 2 | 32800061 | 946 BOSEMON STREET | RURAL HALL | NC | 27045 | FORSYTH |
| 3 | 32800063 | 1335 AURORA GLEN DRIVE | RURAL HALL | NC | 27045 | FORSYTH |
| 4 | 32800058 | 1465 SEAWATCH DRIVE | WINSTON SALEM | NC | 27127 | FORSYTH |
| 5 | 32800046 | 2247 EVER CHASE COURT | WINSTON SALEM | NC | 27103 | FORSYTH |
| 6 | 32800065 | 2900 DALLAS COURT | WINSTON SALEM | NC | 27107 | FORSYTH |
| 7 | 32800040 | 4927 WESTERLY DR | WINSTON SALEM | NC | 27106 | FORSYTH |
| 8 | 32800038 | 4933 WESTERLY DR | WINSTON SALEM | NC | 27106 | FORSYTH |
| 9 | 32800041 | 4939 WESTERLY DR | WINSTON SALEM | NC | 27106 | FORSYTH |
| 10 | 32800037 | 4945 WESTERLY DR | WINSTON SALEM | NC | 27106 | FORSYTH |
| 11 | 32800042 | 4951 WESTERLY DR | WINSTON SALEM | NC | 27106 | FORSYTH |
| 12 | 32800047 | 646 CAM CIRCLE | HIGH POINT | NC | 27265 | FORSYTH |

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 615 CAM CIRCLE, HIGH POINT, NC 27265

COUNTY: FORSYTH

CLIENT CODE: 32800043

TAX PARCEL ID/APN: 6892193333000

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN GUILFORD AND FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 108 OF THE FINAL PLAT OF JOYCE COMMONS, PHASE 1, AS RECORDED IN PLAT BOOK 74, PAGE 22 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

EXHIBIT A-2

STREET ADDRESS: 946 BOSEMON STREET, RURAL HALL, NC 27045

COUNTY: FORSYTH

CLIENT CODE: 32800061

TAX PARCEL ID/APN: 6819475694000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF RURAL HALL, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 75, CHANDLER POINTE SOUTH SUBDIVISION, PHASE 3, PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 71, PAGES 51 THROUGH 52, FORSYTH COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

EXHIBIT A-3

STREET ADDRESS: 1335 AURORA GLEN DRIVE, RURAL HALL, NC 27045

COUNTY: FORSYTH

CLIENT CODE: 32800063

TAX PARCEL ID/APN: 6819389110000

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 124, CHANDLER POINTE SOUTH SUBDIVISION, PHASE 1, SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGES 43 THRU 45, FORSYTH COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE ALSO PLAT BOOK 68, PAGES 23 THRU 25, FORSYTH COUNTY REGISTRY.

EXHIBIT A-4

STREET ADDRESS: 1465 SEAWATCH DRIVE, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: 32800058

TAX PARCEL ID/APN: 6833009111000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT 229 AS SHOWN ON THE MAP OF THE GABLES AT BRIDGTON PLACE, SECTION VII, RECORDED IN PLAT BOOK 72, PAGE 145, FORSYTH COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

EXHIBIT A-5

STREET ADDRESS: 2247 EVER CHASE COURT, WINSTON SALEM, NC 27103

COUNTY: FORSYTH

CLIENT CODE: 32800046

TAX PARCEL ID/APN: 813292932000

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT 6 AS SHOWN ON THE PLAT ENTITLED EVERIDGE SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK 75, PAGE 47, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

EXHIBIT A-6

STREET ADDRESS: 2900 DALLAS COURT, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: 32800065

TAX PARCEL ID/APN: 6843981182000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT 21, AS SHOWN ON THE PLAT ENTITLED REPLAT OF LOTS 21 AND 22 CROSSLANDS PHASE IN WHICH IS RECORDED IN PLAT BOOK 71, PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

EXHIBIT A-7

STREET ADDRESS: 4927 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800040

TAX PARCEL ID/APN: 6809700174000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 111 AS SHOWN ON BOUNDARY SURVEY FOR LOTS 30-34 & 111 LASH HEIGHTS SECTION 2 DATED FEBRUARY 7, 2022, AND RECORDED AT BOOK 75, PAGE 72, FORSYTH COUNTY REGISTRY.

EXHIBIT A-8

STREET ADDRESS: 4933 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800038

TAX PARCEL ID/APN: 6809609158000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 34 AS SHOWN ON BOUNDARY SURVEY FOR LOTS 30-34 & 111 LASH HEIGHTS SECTION 2 DATED FEBRUARY 7, 2022, AND RECORDED AT BOOK 75, PAGE 72, FORSYTH COUNTY REGISTRY.

EXHIBIT A-9

STREET ADDRESS: 4939 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800041

TAX PARCEL ID/APN: 6809608182000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 33 AS SHOWN ON BOUNDARY SURVEY FOR LOTS 30-34 & 111 LASH HEIGHTS SECTION2 DATED FEBRUARY 7, 2022, AND RECORDED AT BOOK 75, PAGE 72, FORSYTH COUNTY REGISTRY.

EXHIBIT A-10

STREET ADDRESS: 4945 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800037

TAX PARCEL ID/APN: 6809607162000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 32 AS SHOWN ON BOUNDARY SURVEY FOR LOTS 30-34 & 111 LASH HEIGHTS SECTION2 DATED FEBRUARY 7, 2022, AND RECORDED AT BOOK 75, PAGE 72, FORSYTH COUNTY REGISTRY.

EXHIBIT A-11

STREET ADDRESS: 4951 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800042

TAX PARCEL ID/APN: 6809606069000

ALL THAT CERTAIN LOT OR PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 31 AS SHOWN ON BOUNDARY SURVEY FOR LOTS 30-34 & 111 LASH HEIGHTS SECTION2 DATED FEBRUARY 7, 2022, AND RECORDED AT BOOK 75, PAGE 72, FORSYTH COUNTY REGISTRY.

EXHIBIT A-12

STREET ADDRESS: 646 CAM CIRCLE, HIGH POINT, NC 27265

COUNTY: GUILFORD

CLIENT CODE: 32800047

TAX PARCEL ID/APN: 6892-19-1812

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN GUILFORD AND FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 60 OF THE FINAL PLAT OF JOYCE COMMONS, PHASE 1, AS RECORDED IN PLAT BOOK 74, PAGE 22 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.
