

2024011897 00149

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/16/2024 04:22:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3802
PG: 243 - 251

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 _____, 2024, 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: **Maynard Nexsen PC (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 16th day of April, 2024, 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 2024-1 BORROWER 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.

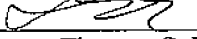
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

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: 
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 28, 2024 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: 10/2/27

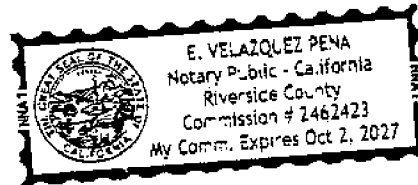


EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	32800056-TC24-1	649 CAM CIRCLE	HIGH POINT	NC	27265
2	32800023-TC24-1	934 BOSEMON STREET	RURAL HALL	NC	27045
3	32800019-TC24-1	1538 KILSTROM STREET	RURAL HALL	NC	27045
4	32800060-TC24-1	2020 LONGSHADOW STREET	RURAL HALL	NC	27045
5	32800039-TC24-1	4957 WESTERLY DR	WINSTON SALEM	NC	27106

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 649 CAM CIRCLE, HIGH POINT, NC 27265

COUNTY: FORSYTH

CLIENT CODE: 32800056-TC24-1

TAX PARCEL ID/APN: 6892-09-9848.000

BEING ALL OF LOT 40, 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: 934 BOSEMON STREET, RURAL HALL, NC 27045

COUNTY: FORSYTH

CLIENT CODE: 32800023-TC24-1

TAX PARCEL ID/APN: 6819-47-6508.000

BEING ALL OF LOT 74, CHANDLER POINTE SOUTH SUBDIVISION, PHASE 3, PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 71, PAGES 51-52, FORSYTH COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

EXHIBIT A-3

STREET ADDRESS: 1538 KILSTROM STREET, RURAL HALL, NC 27045

COUNTY: FORSYTH

CLIENT CODE: 32800019-TC24-1

TAX PARCEL ID/APN: 6819-48-4750.000

BEING ALL OF LOT 44, CHANDLER POINTE SOUTH, PHASE 1, SECTION 2, PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 68, PAGES 23-25, INCLUSIVE, FORSYTH COUNTY REGISTRY, AND AS CORRECTED IN PLAT BOOK 68, PAGES 43-45, INCLUSIVE, FORSYTH COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

EXHIBIT A-4

STREET ADDRESS: 2020 LONGSHADOW STREET, RURAL HALL, NC 27045

COUNTY: FORSYTH

CLIENT CODE: 32800060-TC24-1

TAX PARCEL ID/APN: 6910-20-7384.00

BEING ALL OF LOT 247, CHANDLER POINTE SUBDIVISION, PHASE 4, PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 71, PAGE 110, FORSYTH COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

EXHIBIT A-5

STREET ADDRESS: 4957 WESTERLY DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: 32800039-TC24-1

TAX PARCEL ID/APN: 6809-60-5081.00

BEING ALL OF LOTS 30 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.
