

**2024030244 00149**

FORSYTH COUNTY NC FEE \$34.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 09/06/2024 02:46:04 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3825**  
**PG: 772 - 788**

Excise Tax: [Exempt pursuant to NCGS §105-228-29(6)]

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 2024 by \_\_\_\_\_

Drawn by and mail after recording to: **OS National LLC, Attn: Institutional Transactions Dept., 3097 Satellite Blvd., Building 700, Suite 500, Duluth, GA 30096**

Reviewed for North Carolina compliance by **Joseph D. McCullough, Maynard Nexsen, PC.**

Brief Description for the index:

**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 5th day of September, 2024, by and between

GRANTOR	GRANTEE
<b>2024-1 IH BORROWER LP, a Delaware limited partnership, formerly known as SFR JAVELIN BORROWER LP., a Delaware limited partnership, by virtue of the Certificate attached hereto as Exhibit "B"</b>  <u><b>Tax Mailing Address</b></u> <b>2024-1 IH BORROWER LP</b> <b>c/o Invitation Homes</b> <b>5420 LBJ Freeway, Suite 600,</b> <b>Dallas, TX 75240</b>	<b>2024-1 IH BORROWER LP,</b> <b>a Delaware limited partnership</b>  <u><b>Tax Mailing Address</b></u> <b>2024-1 IH BORROWER LP</b> <b>c/o Invitation Homes</b> <b>5420 LBJ Freeway, Suite 600,</b> <b>Dallas, TX 75240</b>
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.

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.**

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:

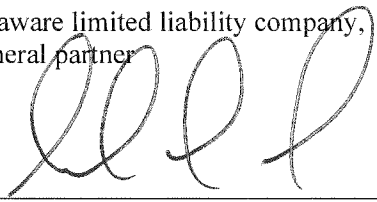
**All easements, conditions, encumbrances, and restrictions of record.**

[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.

**2024-1 IH BORROWER LP,**  
a Delaware limited partnership

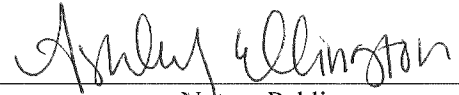
BY: **2024-1 IH BORROWER GP LLC,**  
A Delaware limited liability company,  
Its general partner

By:  (SEAL)  
Name: Jonathan Olsen  
Title Executive Vice President & Chief Financial Officer

STATE OF TEXAS  
COUNTY OF DALLAS

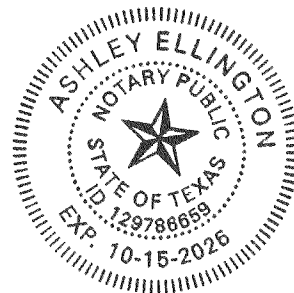
I, ASHLEY ELLINGTON, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Olsen, personally and voluntarily appeared before me this day and acknowledged that he/she is the Executive Vice President & Chief Financial Officer of **2024-1 IH BORROWER GP LLC**, a Delaware limited liability company which entity is the general partner of **2024-1 IH BORROWER LP**, a Delaware limited partnership and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 28 day of August, 2024.

  
Notary Public  
Name typed/printed: ASHLEY ELLINGTON

My Commission Expires: 10-15-2026

(SEAL)



NC – CONFIRMATORY DEED

# EXHIBIT “A”

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	J0119388-IH24-1	125 SCOTLAND RIDGE DR	WINSTON SALEM	NC	27107
2	J0118791-IH24-1	199 TILMARK DR	WINSTON SALEM	NC	27103
3	J1111572-IH24-1	270 WATER MILL RD	KERNERSVILLE	NC	27284
4	J1111300-IH24-1	305 BRAEBURN DR	WINSTON SALEM	NC	27127
5	J1110887-IH24-1	1021 HIDDEN MEADOW RD	WINSTON SALEM	NC	27127
6	J1110526-IH24-1	1312 FORT PLACE CT	WINSTON SALEM	NC	27127
7	J0118795-IH24-1	1518 HAWKCREST LN	WINSTON SALEM	NC	27127
8	J1110445-IH24-1	1613 HARPER SPRING DR	CLEMMONS	NC	27012
9	J1111398-IH24-1	2082 CRAVER MEADOWS DR	WINSTON SALEM	NC	27127
10	J0119210-IH24-1	3731 HEATHER VIEW LN	WINSTON SALEM	NC	27127
11	J1111077-IH24-1	3830 CHESHIRE WOODS DR	WINSTON SALEM	NC	27106
12	J1111034-IH24-1	4210 WHITFIELD RD	WINSTON SALEM	NC	27105
13	J1110467-IH24-1	4345 GLENMORE CREEK DR	WINSTON SALEM	NC	27107
14	J0118984-IH24-1	4737 AUDREY DR	WINSTON SALEM	NC	27127
15	J1110527-IH24-1	5105 MOUNT HOPE DR	WINSTON SALEM	NC	27107

## LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 125 SCOTLAND RIDGE DR, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: J0119388-IH24-1

TAX PARCEL ID/APN: 6855-62-3112.000

BEING KNOWN AND DESIGNATED AS LOT 107 AS SHOWN ON THE MAP OF SCOTLAND RIDGE SUBDIVISION, SECTION 1, RECORDED IN PLAT BOOK 43, PAGE 146, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-2**

STREET ADDRESS: 199 TILMARK DR, WINSTON SALEM, NC 27103

COUNTY: FORSYTH

CLIENT CODE: J0118791-IH24-1

TAX PARCEL ID/APN: 5894-61-2475-000

BEING KNOWN AND DESIGNATED AS LOT 2 AS SHOWN ON THE PLAT OF SOMERSET @ WYNBROOK AS RECORDED IN PLAT BOOK 44, PAGE 95 AND REVISED IN PLAT BOOK 45, PAGE 104, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-3**

STREET ADDRESS: 270 WATER MILL RD, KERNERSVILLE, NC 27284

COUNTY: FORSYTH

CLIENT CODE: J1111572-IH24-1

TAX PARCEL ID/APN: 6865-78-4400.000

BEING KNOWN AND DESIGNATED AS LOT 27 AS SHOWN ON THE PLAT OF HASTINGS HILL FARM, PHASE II, AS RECORDED IN PLAT BOOK 48 AT PAGE 46 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-4**

STREET ADDRESS: 305 BRAEBURN DR, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J1111300-IH24-1

TAX PARCEL ID/APN: 6823-18-4739.000

BEING KNOWN AND DESIGNATED AS LOT 144, AS SHOWN ON THE PLAT OF CAMDEN FOREST, PHASE 1-B, RECORDED IN PLAT BOOK 41, PAGE 21, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

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**EXHIBIT A-5**

STREET ADDRESS: 1021 HIDDEN MEADOW RD, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J1110887-IH24-1

TAX PARCEL ID/APN: 6823-53-1372.000

BEING ALL OF LOT 152, SAGE MEADOWS SUBDIVISION, PHASE III, SECTION 1, PER PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 67, PAGES 174-175, INCLUSIVE, FORSYTH COUNTY REGISTRY, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

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**EXHIBIT A-6**

STREET ADDRESS: 1312 FORT PLACE CT, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J1110526-IH24-1

TAX PARCEL ID/APN: 6832-09-0424.000

BEING KNOWN AND DESIGNATED AS LOT 155 AS SHOWN ON THE PLAT OF BRIDGTON PLACE, SECTION 2, AS RECORDED IN PLAT BOOK 43, PAGE 138, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

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**EXHIBIT A-7**

STREET ADDRESS: 1518 HAWKCREST LN, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J0118795-IH24-1

TAX PARCEL ID/APN: 6824-21-4442.000

BEING KNOWN AND DESIGNATED AS LOT NO. 58, AS SHOWN ON THE PLAT OF "NEW ARDMORE, SECTION II" AS RECORDED IN PLAT BOOK 43, AT PAGE 115, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-8**

STREET ADDRESS: 1613 HARPER SPRING DR, CLEMMONS, NC 27012

COUNTY: FORSYTH

CLIENT CODE: J1110445-IH24-1

TAX PARCEL ID/APN: 5894-36-0109.000

BEING KNOWN AND DESIGNATED AS LOT 1, AS SHOWN ON THE PLAT OF HARPER SPRINGS, AS RECORDED IN PLAT BOOK 43, PAGE 163, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-9**

STREET ADDRESS: 2082 CRAVER MEADOWS DR, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J1111398-IH24-1

TAX PARCEL ID/APN: 6822-06-6053.000

BEING ALL OF LOT 85, PHASE 2, LAUREN MEADOWS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 94, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

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**EXHIBIT A-10**

STREET ADDRESS: 3731 HEATHER VIEW LN, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J0119210-IH24-1

TAX PARCEL ID/APN: 6813-77-4781.000

BEING KNOWN AND DESIGNATED AS LOT NUMBER 14, AS SHOWN ON THE PLAT ENTITLED PINECREST, PHASE 2, AS RECORDED IN PLAT BOOK 43, PAGE 178, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-11**

STREET ADDRESS: 3830 CHESHIRE WOODS DR, WINSTON SALEM, NC 27106

COUNTY: FORSYTH

CLIENT CODE: J1111077-IH24-1

TAX PARCEL ID/APN: 6808-82-9499.000

BEING KNOWN AND DESIGNATED AS LOT 41 AS SHOWN ON THE PLAT OF ESQUIRE PLACE, SECTION 1, AS RECORDED IN PLAT BOOK 44 AT PAGE 149 AND 150 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-12**

STREET ADDRESS: 4210 WHITFIELD RD, WINSTON SALEM, NC 27105

COUNTY: FORSYTH

CLIENT CODE: J1111034-IH24-1

TAX PARCEL ID/APN: 6847-14-0510.000

BEING KNOWN AND DESIGNATED AS LOT NO. 52 AS SHOWN ON THE MAP OF WHITFIELD PROPERTY AS RECORDED IN PLAT BOOK 3, PAGE 52, FORSYTH COUNTY REGISTRY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-13**

STREET ADDRESS: 4345 GLENMORE CREEK DR, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: J1110467-IH24-1

TAX PARCEL ID/APN: 6853-34-5791.000

BEING KNOWN AND DESIGNATED AS LOT NUMBER 13 AS SHOWN ON THE MAP OF GLENMORE CREEK, PHASE TWO, AS RECORDED IN PLAT BOOK 53, PAGE 72 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A PARTICULAR DESCRIPTION.

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**EXHIBIT A-14**

STREET ADDRESS: 4737 AUDREY DR, WINSTON SALEM, NC 27127

COUNTY: FORSYTH

CLIENT CODE: J0118984-IH24-1

TAX PARCEL ID/APN: 6812-95-0108.000

BEING KNOWN AND DESIGNATED AS LOT NUMBER 41 AS SHOWN ON THE MAP OF DAR RIDGE, PHASE 2, SECTION 2, WHICH MAP IS RECORDED IN PLAT BOOK 50, PAGE 108, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**EXHIBIT A-15**

STREET ADDRESS: 5105 MOUNT HOPE DR, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: J1110527-IH24-1

TAX PARCEL ID/APN: 6832-63-4191.000

BEING KNOWN AND DESIGNATED AS "NEW LOT 163A" AS SHOWN ON PLAT ENTITLED "COMBINATION PLAT FOR MOUNT HOPE ESTATES LOTS 163 & 164" AS RECORDED IN PLAT BOOK 63, AT PAGE 189, FORSYTH COUNTY REGISTRY, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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**Exhibit “B”**

**See attached Certificates**

# Delaware

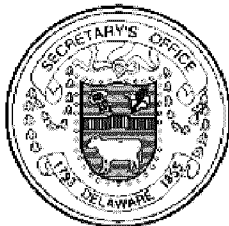
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The First State

Page 1

I, JEFFREY W. BULLOCK, 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:

"SFR JAVELIN BORROWER LP", A DELAWARE LIMITED PARTNERSHIP, WITH AND INTO "2024-1 IH BORROWER LP" UNDER THE NAME OF "2024-1 IH BORROWER LP", A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE FIFTH DAY OF SEPTEMBER, A.D. 2024, AT 11:42 O`CLOCK A.M.



7048610 8100M  
SR# 20243604827

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 204317340  
Date: 09-05-24

State of Delaware  
 Secretary of State  
 Division of Corporations  
 Delivered 11:42 AM 09/05/2024  
 FILED 11:42 AM 09/05/2024  
 SR 20243604827 - FileNumber 7048610

**CERTIFICATE OF MERGER  
 OF  
 SFR JAVELIN BORROWER LP  
 INTO  
 2024-1 IH BORROWER LP**

This Certificate of Merger, dated as of September 5, 2024, is being duly executed and filed by 2024-1 IH Borrower LP, a Delaware limited partnership (the "First Partnership"), to evidence the merger of SFR Javelin Borrower LP, a Delaware limited partnership (the "Second Partnership"), into the First Partnership pursuant to the Delaware Revised Uniform Limited Partnership Act (6 Del. C. §17-101, et seq.).

1. The name, jurisdiction of formation or organization and type of entity of each of the constituent entities which is to merge are as follows:

<u>Name:</u>	<u>Jurisdiction of Formation or Organization:</u>	<u>Type of Entity:</u>
2024-1 IH Borrower LP	Delaware	Limited Partnership
SFR Javelin Borrower LP	Delaware	Limited Partnership

2. An Agreement and Plan of Merger has been approved and executed by the First Partnership and the Second Partnership.

3. The name of the surviving Delaware limited partnership is 2024-1 IH Borrower LP.

4. The merger of the Second Partnership into the First Partnership shall be effective upon the filing of this Certificate of Merger with the Secretary of State of the State of Delaware.

5. The executed Agreement and Plan of Merger is on file at the principal place of business of the surviving limited partnership. The address of the principal place of business of the surviving limited partnership is 5420 LBJ Freeway, Suite 600, Dallas, TX 75240.

6. A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of the First Partnership and to any partner of the Second Partnership.

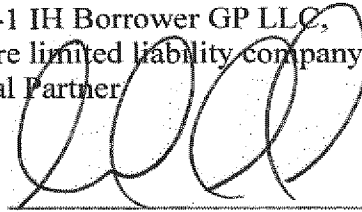
*[Signature page follows]*



IN WITNESS WHEREOF, the undersigned has executed this Certificate of Merger as of the date first-above written.

**2024-1 IH BORROWER LP,**  
a Delaware limited partnership

By: 2024-1 IH Borrower GP LLC,  
a Delaware limited liability company  
its General Partner

A handwritten signature in black ink, consisting of several overlapping loops, positioned over a horizontal line.

By:

Name: Jonathan Olsen

Title: Executive Vice President and Chief  
Financial Officer

*[Signature Page to Certificate of Merger]*