

Prepared by and Return to:
OS National, LLC
3097 Satellite Blvd., Bldg 700, Suite 500
Duluth, GA 30096
Cathy Harris
Parcel Number: See Exhibit A

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 26TH **day of** JANUARY **, 2024, by**

FKH SFR M, L.P., a Delaware limited partnership, whose address is 1850 Parkway Place, Suite 900, Marietta, GA 30067, hereinafter called the grantors, to **CSMA SFR TRS Holdings III, LLC, a Delaware limited liability company** whose address is 1850 Parkway Place, Suite 900, Marietta, GA 30067, hereinafter called the grantee;

WITNESSETH: That grantor, for and in consideration of the sum of \$1.00 Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, remise, release, convey, and confirm unto grantee, all that certain land situated in Flagler County, Florida, viz:

See Exhibit A for Legal Descriptions

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining, **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 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 said grantor.

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).

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name and its corporate seal to be hereunder affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**FKH SFR M, L.P.,
A DELAWARE LIMITED PARTNERSHIP,**

BY: CERBERUS SFR HOLDINGS III GP, LLC, ITS GENERAL PARTNER

By: Marc Toscano
Name: **Marc Toscano**
Title: **Manager**

Jan Wynn
Witness Signature

Jamie Weintraub
Witness Printed Name:

875 Third Ave., New York, NY 10022
Witness Address

Stella Bender
Witness Signature

Stella Bender
Witness Printed Name:

875 Third Ave., New York, NY 10022
Witness Address

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of January, 2024, by Marc Toscano, the Manager of Cerberus SFR Holdings III GP, LLC the General Partner of FKH SFR M, L.P., a Delaware limited partnership, who is personally known to me or who has produced a Driver's license or government identification.

Antonella Mesuraca
Notary Public

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

My commission expires:

Exhibit A

1.

Parcel Number: 07-11-31-7026-00280-0180
Address: 111 Pine Circle Drive, Palm Coast, FL 32164

Lot 18, Block 28, Palm Coast, Map of Pine Grove - Section 26, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 20 through 35, inclusive, of the Public Records of Flagler County, Florida.

2.

Parcel ID No.: 20-12-31-2964-00000-1180

Lot 118, Grand Landings Phase 4, according to the map or plat thereof, as recorded in Map Book 39, Page 79 through 91, of the Public Records of Flagler County, Florida.

Address for Reference: 480 Grand Landings Parkway, Palm Coast, FL 32164

3.

Parcel Identification No 07-11-31-7029-00560-0010

Lot 1, Block 56, ROYAL PALMS - SECTION - 29 PALM COAST, according to Plat thereof as recorded in Map Book 10, Pages 17 through 29, inclusive, of the Public Records of Flagler County, Florida.

Commonly Known As: 54 Ryarbor Drive, Palm Coast, FL 32164

Unofficial Copy