

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 N, L.P., a Delaware limited partnership, whose address is 1850 Parkway Place, Suite 900, Marietta, GA 30067, hereinafter called the grantors, to FKH TRS N, 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 inconsideration 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: **such Properties are subject to any Lien of record.**

#### 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 N, L.P.,  
A DELAWARE LIMITED PARTNERSHIP**

**By: FKH SFR N GP, LLC, its General Partner**

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

Jamie Weintraub  
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

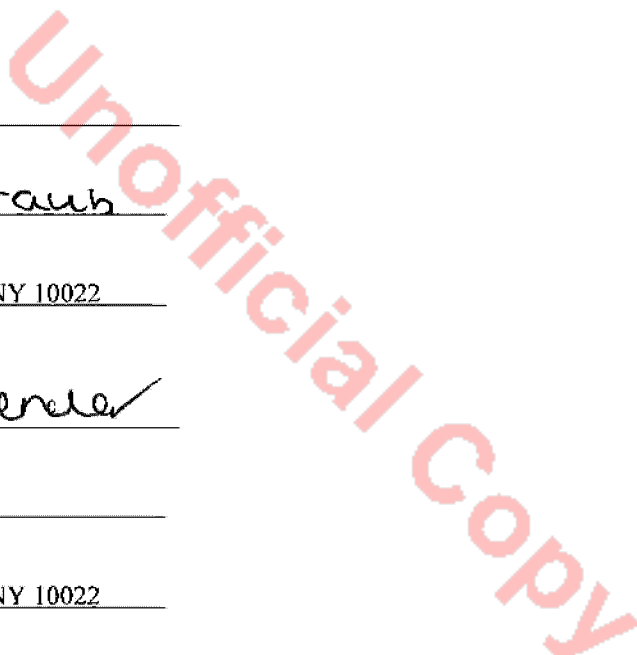
STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 23<sup>rd</sup> day of January, 2024, by Marc Toscano, the Manager of FKH SFR N GP, LLC the General Partner for FKH SFR N, 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

My commission expires:

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



**Exhibit A**

1.

STREET ADDRESS: 15 RYKEN LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 90158102-FK-P2

TAX PARCEL ID/APN: 07-11-31-7029-00530-0230

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN FLAGLER, FLORIDA, TO-WIT: LOT 23, OF BLOCK 53, OF ROYAL PALMS - SECTION - 29 PALM COAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGES 17 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

2.

STREET ADDRESS: 8 WILD OAK PLACE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 90088102-FK-P2

TAX PARCEL ID/APN: 07-11-31-7019-00450-0030

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN FLAGLER, FLORIDA, TO-WIT: LOT 3, BLOCK 45, SUBDIVISION MAP, WYNNFIELD-SECTION 19, PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 25 THROUGH 30, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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