

Prepared by:

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This document is prepared as an incidental service to the issuance of a title insurance policy.

After recording return to:

OS National LLC

3097 Satellite Blvd.

Building 700, Suite 400

Duluth, GA 30096

ATTN: Institutional Transactions Dept.

770-497-9100

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).

Note to all Homeowners' Associations to which the real property described herein (the "Property") is subject ("HOA"): Grantee hereby certifies to HOA that as noted above, Grantor and Grantee are affiliated entities, and there is no change in the beneficial ownership of the Property. Accordingly, pursuant to Section 720.306(h), F.S., rental regulations and restrictions adopted after July 1, 2021 are not applicable to the Property, except to the extent expressly set forth in Section 720.306(h), F.S.

Special Warranty Deed

This Special Warranty Deed made this 5th day of June, 2024, between

SFR JV-2 NTL BORROWER LLC

, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantor, and

SFR JV-2 2024-2 BORROWER LLC, a Delaware limited liability company, whose post office address is c/o Tricon American Homes LLC, 15771 Red Hill Avenue, Suite 100, Tustin, California 92780, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations,

trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in the state of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Together with all improvements and fixtures located thereon, and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This conveyance is subject to taxes for the current year and subsequent years, which are not yet due and payable, and conditions, restrictions, easements, limitations, and other matters of record, none of which shall be deemed reimposed by this instrument.

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 subject to the foregoing matters, 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 grantor, but against none other.

[Execution on following page.]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Pena
Witness
Print Name Maria Pena
Witness Address 2823 Walking Horse Ranch Dr. Norco CA 92860

SFR JV-2 NTL BORROWER LLC,
a Delaware limited liability company

BY: [Signature]
Name: Thomas G. Walsh
Title: Vice President

Raul Pena
Witness
Print Name: Raul Pena
Witness Address 2823 Walking Horse Ranch Dr. Norco CA 92860

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 May 20, 2024 before me, E. Velazquez Pena, Notary Public, personally appeared, by means of physical presence or online notarization, 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 [Signature] (Seal)
Notary Public, State of California
My commission expires: 10/2/27

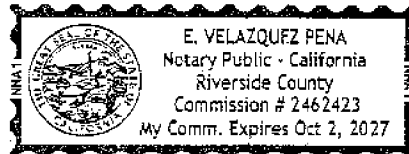


EXHIBIT "A"

Unofficial Copy

PROPERTY SCHEDULE

Unofficial Copy

Count	File Number	Address	City	State	Zip	County
1	42210413-T24-2	7 BIRCHTREE WAY	PALM COAST	FL	32137	FLAGLER
2	42210312-T24-2	11 PINELL LANE	PALM COAST	FL	32164	FLAGLER
3	42210315-T24-2	11 BEECHWOOD LANE	PALM COAST	FL	32137	FLAGLER
4	42210564-T24-2	12 SEA TRAIL	PALM COAST	FL	32164	FLAGLER
5	42210389-T24-2	17 ROSEPETAL LANE	PALM COAST	FL	32164	FLAGLER
6	42210406-T24-2	21 ZORACH PLACE	PALM COAST	FL	32164	FLAGLER
7	42210320-T24-2	23 WESTGLEN LANE	PALM COAST	FL	32164	FLAGLER
8	42210358-T24-2	24 PINELAND LANE	PALM COAST	FL	32164	FLAGLER
9	42210351-T24-2	27 PRINCESS ROSE DRIVE	PALM COAST	FL	32164	FLAGLER
10	42210367-T24-2	32 PRICE LANE	PALM COAST	FL	32164	FLAGLER
11	42210282-T24-2	39 WOOD ACRE LANE	PALM COAST	FL	32164	FLAGLER
12	42210337-T24-2	79 PORCUPINE DRIVE	PALM COAST	FL	32164	FLAGLER
13	42210584-T24-2	95 PUTTER DRIVE	PALM COAST	FL	32164	FLAGLER

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LEGAL DESCRIPTIONS

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EXHIBIT A-1

STREET ADDRESS: 7 BIRCHTREE WAY, PALM COAST, FL 32137

COUNTY: FLAGLER

CLIENT CODE: 42210413-T24-2

TAX PARCEL ID/APN: 07-11-31-7035-01520-0140

SITUATED IN THE CITY OF PALM COAST, COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 14, BLOCK 152, BELLE TERRE - SECTION 35, PALM COAST PARK AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-2

STREET ADDRESS: 11 PINELL LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210312-T24-2

TAX PARCEL ID/APN: 07-11-31-7026-00640-0250

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 25, BLOCK 64, 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.

EXHIBIT A-3

STREET ADDRESS: 11 BEECHWOOD LANE, PALM COAST, FL 32137

COUNTY: FLAGLER

CLIENT CODE: 42210315-T24-2

TAX PARCEL ID/APN: 07-11-31-7011-00020-0420

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 42, BLOCK 2, BELLE TERRE - SECTION 11, PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 59 THROUGH 67, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-4

STREET ADDRESS: 12 SEA TRAIL, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210564-T24-2

TAX PARCEL ID/APN: 07-11-31-7059-00830-0160

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN FLAGLER COUNTY, FLORIDA TO-WIT: LOT 16, BLOCK 83, SEMINOLE PARK SECTION 59, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50, INCLUSIVE AND IN MAP BOOK 20, PAGES 1 THROUGH 8, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-5

STREET ADDRESS: 17 ROSEPETAL LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210389-T24-2

TAX PARCEL ID/APN: 07-11-31-7032-00320-0130

SITUATED IN THE CITY OF PALM COAST, COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 13, BLOCK 32, PALM COAST, MAP OF ROYAL PALMS - SECTION 32, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE(S) 54 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-6

STREET ADDRESS: 21 ZORACH PLACE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210406-T24-2

TAX PARCEL ID/APN: 07-11-31-7063-00120-0020

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 2, BLOCK 12, PALM COAST, MAP OF ZEBULAH'S TRAIL, SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 24 THROUGH 35, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-7

STREET ADDRESS: 23 WESTGLEN LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210320-T24-2

TAX PARCEL ID/APN: 07-11-31-7022-00140-0160

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 16, BLOCK 14, PALM COAST, MAP OF WYNNFIELD, SECTION 22, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 3 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-8

STREET ADDRESS: 24 PINELAND LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210358-T24-2

TAX PARCEL ID/APN: 07-11-31-7026-00120-0120

SITUATED IN THE CITY OF PALM COAST, COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 12, BLOCK 12, 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.

EXHIBIT A-9

STREET ADDRESS: 27 PRINCESS ROSE DRIVE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210351-T24-2

TAX PARCEL ID/APN: 07-11-31-7024-00060-0050

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 5, BLOCK 6, PALM COAST, MAP OF PINE GROVE, SECTION 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 39 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-10

STREET ADDRESS: 32 PRICE LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210367-T24-2

TAX PARCEL ID/APN: 07-11-31-7024-00280-0340

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 34, BLOCK 28, SUBDIVISION MAP PINE GROVE - SECTION 24, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 39, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-11

STREET ADDRESS: 39 WOOD ACRE LANE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210282-T24-2

TAX PARCEL ID/APN: 07-11-31-7027-0058A-0370

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 37, BLOCK 58A, PALM COAST, MAP OF WYNNFIELD - SECTION 27, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGE 30 AND 31, BEING AMENDED PLAT OF MAP OF WYNNFIELD, SECTION 27, A SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 9, PAGE 36-50, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT A-12

STREET ADDRESS: 79 PORCUPINE DRIVE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210337-T24-2

TAX PARCEL ID/APN: 07-11-31-7028-00590-0200

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 20, BLOCK 59, OF PALM COAST, SECTION 28, MAP OF PINE GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGES 51 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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EXHIBIT A-13

STREET ADDRESS: 95 PUTTER DRIVE, PALM COAST, FL 32164

COUNTY: FLAGLER

CLIENT CODE: 42210584-T24-2

TAX PARCEL ID/APN: 711317025004500000

SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN FLAGLER COUNTY, FLORIDA, TO-WIT: LOT 12, BLOCK 45, OF PALM COAST, MAP OF PINE GROVE, SECTION 25, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 1 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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