

Prepared by:  
Charles Chacko  
OS National LLC  
2170 Satellite Blvd. Suite 200  
Duluth, GA 30097  
770-405-0700  
This document is prepared as an incidental  
service to the issuance of a title insurance policy.

After recording return to:  
Charles Chacko  
OS National LLC  
2170 Satellite Blvd. Suite 200  
Duluth, GA 30097  
770-405-0700

**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 Grantor to the Grantee. The property is not encumbered by a lien or mortgage and there is no change in beneficial ownership. Pursuant to Florida Statutes Section 201.02 and Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), the minimum Florida documentary stamp tax of \$0.70 is being paid upon the recording of this deed.**

## **Special Warranty Deed**

This Special Warranty Deed made September 6, 2017, between

**2014-1 IH BORROWER L.P.**, a Delaware limited partnership, now known as 2017-1 IH BORROWER L.P., a Delaware limited partnership, by virtue of the Certificate of Amendment and Certificate of Correction attached hereto as Exhibit "B", with offices located at 1717 Main St., Suite 2000, Dallas, TX 75201, grantor, and

**2017-1 IH BORROWER L.P.**, a Delaware limited partnership, whose post office address is 1717 Main St., Suite 2000, Dallas, TX 75201, 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 and does hereby grant, bargain and sell 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 of grantor's right, title and interest in and to all buildings, structures, and other improvements located thereon. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, but against none other.

**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:

*Danielle Patterson*  
Witness no. 1  
Danielle Patterson  
Print name

*Rachel Gomez*  
Witness no. 2  
Rachel Gomez  
Print name

**2014-1 IH BORROWER L.P.**,  
a Delaware limited partnership

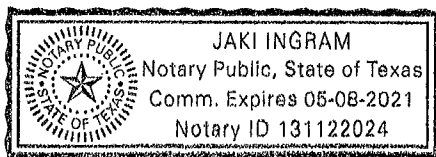
By: *Jonathan Olsen*  
2014-1 IH BORROWER G.P. LLC,  
a Delaware limited liability company,  
its general partner

By: *Jonathan Olsen*  
Name: Jonathan Olsen  
Title: Senior Vice President and Managing  
Director

State of Texas  
County of Dallas

The foregoing instrument was acknowledged before me this 6 day of Sept, 2017, by Jonathan Olsen, Senior Vice President and Managing Director of 2014-1 IH Borrower G.P. LLC, a Delaware limited liability company, which entity is the general partner of **2014-1 IH BORROWER L.P.**, a Delaware limited partnership, who is personally known to me.

*Jaki Ingram*  
Notary Public  
Printed Name: Jaki Ingram  
My Commission Expires: 5/8/2021



FL Special Warranty Deed

## EXHIBIT "A"

## PROPERTY SCHEDULE

| Count | File Number | Address                  | City           | State | Zip   | County  |
|-------|-------------|--------------------------|----------------|-------|-------|---------|
| 1     | FLOR1199    | 757 CLEAVES ST SE        | PALM BAY       | FL    | 32909 | BREVARD |
| 2     | FLOR1313    | 1322 RICHWOOD CIRCLE     | ROCKLEDGE      | FL    | 32955 | BREVARD |
| 3     | FLOR1376    | 1676 SW LA MADERIA DRIVE | PALM BAY       | FL    | 32908 | BREVARD |
| 4     | FLOR1398    | 2037 NE REDWOOD CIRCLE   | PALM BAY       | FL    | 32905 | BREVARD |
| 5     | FLOR1425    | 2100 MYLA LANE           | MELBOURNE      | FL    | 32935 | BREVARD |
| 6     | FLOR1399    | 2433 GLASBERN CIRCLE     | WEST MELBOURNE | FL    | 32904 | BREVARD |
| 7     | FLOR1375    | 2563 GLASBERN CIRCLE     | WEST MELBOURNE | FL    | 32904 | BREVARD |
| 8     | FLOR1222    | 2836 MADERIA CIRCLE      | MELBOURNE      | FL    | 32935 | BREVARD |
| 9     | FLOR1337    | 8225 SIMPKINS WAY        | MELBOURNE      | FL    | 32940 | BREVARD |

## LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 757 CLEAVES ST SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: FLOR1199

TAX PARCEL ID/APN: 2928836

LOT 20, BLOCK 439, PORT MALABAR UNIT ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 34 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

**EXHIBIT A-2**

STREET ADDRESS: 1322 RICHWOOD CIRCLE, ROCKLEDGE, FL 32955

COUNTY: BREVARD

CLIENT CODE: FLOR1313

TAX PARCEL ID/APN: 2509494

LOT 25, RICHWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 99 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

**EXHIBIT A-3**

STREET ADDRESS: 1676 SW LA MADERIA DRIVE, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: FLOR1376

TAX PARCEL ID/APN: 2962392

LOT 45, BRIDGEWATER AT BAYSIDE LAKES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 59 AND 60, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

**EXHIBIT A-4**

STREET ADDRESS: 2037 NE REDWOOD CIRCLE, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: FLOR1398

TAX PARCEL ID/APN: 2857433

LOT 107, COURTYARDS AT SANDY PINES PRESERVE - PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE(S) 83 AND 84, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

**EXHIBIT A-5**

STREET ADDRESS: 2100 MYLA LANE, MELBOURNE, FL 32935

COUNTY: BREVARD

CLIENT CODE: FLOR1425

TAX PARCEL ID/APN: 2742351

LOT 29, WHISPER LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 69 AND 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

**EXHIBIT A-6**

STREET ADDRESS: 2433 GLASBERN CIRCLE, WEST MELBOURNE, FL 32904

COUNTY: BREVARD

CLIENT CODE: FLOR1399

TAX PARCEL ID/APN: 2860300

LOT 107, HAMMOCK LAKES EAST PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 47 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

\*\*\*

EXHIBIT A-7

STREET ADDRESS: 2563 GLASBERN CIRCLE, WEST MELBOURNE, FL 32904

COUNTY: BREVARD

CLIENT CODE: FLOR1375

TAX PARCEL ID/APN: 2860287

LOT 94, HAMMOCK LAKES EAST PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 47 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

EXHIBIT A-8

STREET ADDRESS: 2836 MADERIA CIRCLE, MELBOURNE, FL 32935

COUNTY: BREVARD

CLIENT CODE: FLOR1222

TAX PARCEL ID/APN: 2736659

LOT 34, MONACO ESTATES PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE(S) 34 AND 35, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

EXHIBIT A-9

STREET ADDRESS: 8225 SIMPKINS WAY, MELBOURNE, FL 32940

COUNTY: BREVARD

CLIENT CODE: FLOR1337

TAX PARCEL ID/APN: 2622887

LOT 33, BLOCK A, ISLES OF BAYTREE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 8 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

\*\*\*

EXHIBIT "B"

CERTIFICATE OF AMENDMENT  
AND  
CERTIFICATE OF CORRECTION

# Delaware

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 CORRECTION OF "2014-1 IH BORROWER  
L.P.", FILED IN THIS OFFICE ON THE TWENTY-FIRST DAY OF APRIL,  
A.D. 2017, AT 4:28 O'CLOCK P.M.



5429857 8100  
SR# 20172710033

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 "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 202422339  
Date: 04-24-17

State of Delaware  
 Secretary of State  
 Division of Corporations  
 Delivered 04:28 PM 04/21/2017  
 FILED 04:28 PM 04/21/2017  
 SR 20172710033 - File Number 5423857

**State of Delaware  
 Certificate of Correction  
 of a Limited Partnership to be  
 filed pursuant to Section 17-213(a)**

1. The name of the Limited Partnership is: 2014-1 IH Borrower L.P.
2. That a Certificate of Amendment to Certificate of Limited Partnership was filed by the Secretary of State of Delaware on April 4, 2017, and that said Certificate requires correction as permitted by Section 17-213 of the Limited Partnership Act.
3. The inaccuracy or defect of said Certificate to be corrected is as follows:  
The wrong effective date was listed in paragraph three due to clerical error.  
The new name and address of the general partner was erroneously left out.
4. The Certificate is hereby corrected to read as follows:  
3. This Certificate of Amendment to Certificate of Limited Partnership shall be effective as of April 28, 2017.  
4. The name and address of the general partner is 2017-1 IH Borrower G.P. LLC, c/o Invitation Homes, 1717 Main Street, Suite 2000, Dallas TX 75201

By: 2017-1 IH BORROWER G.P. LLC  
 General Partner(s)

Name: /s/ Jonathan Olsen, Authorized Person  
 Print or Type

# Delaware

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 AMENDMENT OF "2014-1 IH BORROWER L.P.", CHANGING ITS NAME FROM "2014-1 IH BORROWER L.P." TO "2017-1 IH BORROWER L.P.", FILED IN THIS OFFICE ON THE FOURTH DAY OF APRIL, A.D. 2017, AT 5:17 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE TWENTY-SEVENTH DAY OF APRIL, A.D. 2017.



5429857 8100  
SR# 20172251961

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 "JB", 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: 202336848  
Date: 04-06-17

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 05:17 PM 04/04/2017  
FILED 05:17 PM 04/04/2017  
SR 20171151961 - File Number 5439837

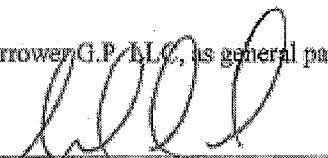
CERTIFICATE OF AMENDMENT  
TO  
CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
2014-1 IH Borrower L.P.

THIS Certificate of Amendment to Certificate of Limited Partnership of 2014-1 IH Borrower L.P. (the "Partnership"), dated as of April 4, 2017, is being duly executed and filed by the undersigned, as general partner, in accordance with the provisions of 6 Del. C. §§ 17-202 and 17 204, to amend the original Certificate of Limited Partnership of the Partnership, which was filed with the Secretary of State of the State of Delaware on November 8, 2013 (the "Certificate").

1. Name. The name of the limited partnership is 2014-1 IH Borrower L.P.
2. Amendment. The Certificate is hereby amended by changing the name of the Partnership to 2017-1 IH Borrower L.P. and all such references in the Certificate are hereby amended accordingly.
3. This Certificate of Amendment to Certificate of Limited Partnership shall be effective as of April 27, 2017.

IN WITNESS WHEREOF, the undersigned, being the sole general partner of the Partnership, has executed this Certificate of Amendment to the Certificate of Limited Partnership as of the date first-above written.

By: 2017-1 IH Borrower G.P. LLC, as general partner

By: 

Name: Jonathan Olsen  
Title: Senior Vice President and Managing  
Director