

Prepared By/Record and Return To:  
Christine T. Adams, Esquire  
Rogers Towers, P.A.  
818 AIA N., Ste. 208  
Ponte Vedra Beach, Florida 32080

RT File No.: 03071-807399  
Title File No. PV24-04/11557130 (Tranche 9)

**NOTE TO CLERK:** 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).

### **SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 30<sup>th</sup> day of May 2024, between **RM1 SFR PROPCO LD, L.P.**, a Delaware limited partnership, ("Grantor"), whose address is 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, **RM1 SFR PROPCO C, L.P.**, a Delaware limited partnership, ("Grantee"), whose address is c/o FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067.

### **W I T N E S S E T H:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Brevard, State of Florida:

See Exhibit "A" attached hereto and by this  
reference made a part hereof.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Land any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

Zach S. Nelson  
Print Name: ZACH S. NELSON

Address: 1850 Parkway Place  
9th floor  
Marietta, GA 30061

Leigh Monteith  
Print Name: TOVE SMITH

Address: 1850 Parkway Place  
9th floor  
Marietta, GA 30061

“GRANTOR”

RM1 SFR PROPCO LD, L.P., a Delaware limited partnership

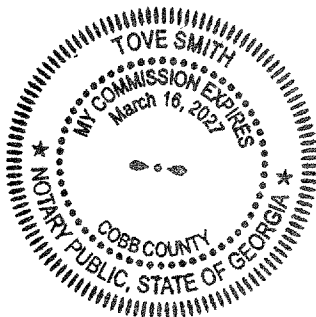
By: RM1 SFR HOLDINGS LD GP, LLC, a Delaware limited liability company, its General Partner

By: Leigh Monteith  
Name: Leigh Monteith  
Title: Authorized Signatory

STATE OF GEORGIA

COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of May, 2024, by Leigh Monteith, as an authorized signatory of RM1 SFR HOLDINGS LD GP, LLC, a Delaware limited liability company the General Partner of RM1 SFR PROPCO LD, L.P., a Delaware limited partnership, on behalf of the partnership. She (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Leigh Monteith  
Print Name: TOVE SMITH  
Notary Public, State and County Aforesaid  
My Commission Expires: 3/16/27  
Commission Number: \_\_\_\_\_

Exhibit "A"  
Legal Description

Parcel 1 (446 Reading Street SE, Palm Bay, FL 32909 - Tax I.D. No. 29-37-30-GV-1327-8)

**Lot 8, Block 1327, PORT MALABAR UNIT TWENTY FIVE, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68, of the Public Records of Brevard County, Florida.**

Parcel 2 (2703 Haberland Ave SE, Palm Bay, FL 32909 - Tax I.D. No. -GV- 29-37-30-GV-1336-22.)

**Lot 22, Block 1336, PORT MALABAR UNIT TWENTY FIVE, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68, of the Public Records of Brevard County, Florida**