



DATE/TIME: 01/30/2019 1509
FEE: \$20.00
PAGES: 4
FEE NUMBER: 2019-006349

WHEN RECORDED MAIL TO:

OPENDOOR WEST, LLC
2170 Satellite Blvd, Suite 200
Duluth, GA 30097
FILE #: ODW-PHX-162209

WARRANTY DEED

Effective Date: January 29, 2019	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): VICKY L. WILSON, F/K/A VICKY L. FLATT, AS TRUSTEE OF THE VICKY L. TAPPAN FAMILY TRUST, DATED NOVEMBER 6, 1995, AS AMENDED AND RESTATED IN ITS ENTIRETY ON FEBRUARY 21, 2014, Who took title as VICKY L. FLATT, CO-TRUSTEE OF THE TAPPAN FAMILY TRUST, 4422 E Libra Pl Chandler, AZ 85249	GRANTEE (Name, Mailing Address & Zip Code): Opendoor Property N LLC, a Delaware Limited Liability Company, 405 Howard Street, STE 550 San Francisco, CA 94105

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, Grantor conveys to Grantee the Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date;

Subject Real Property Legal Description:

SEE **EXHIBIT A and B** ATTACHED HERETO

Subject Real Property Address: 42010 West Almira Drive, Maricopa, AZ 85138

Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

And Grantor warrants the title against all persons whomsoever, subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and warrants that Grantor will execute or procure any further necessary assurance of title.

GRANTOR:

**THE VICKY L. TAPPAN FAMILY TRUST,
DATED NOVEMBER 6, 1995, AS AMENDED
AND RESTATED IN ITS ENTIRETY ON
FEBRUARY 21, 2014**

[Signature]
VICKY L. WILSON, F/K/A VICKY L. FLATT
AS TRUSTEE

[Signature]

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this date by the person or persons above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 29 day of Jan, 2019

Karen Marston
Notary Public



My Commission Expires: 6.18.2020

EXHIBIT A

STREET ADDRESS: 42010 West Almira Drive, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: ODW-PHX-162209

TAX PARCEL ID/APN: 512-41-2200

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:

LOT 76, OF FINAL PLAT OF SILVER OAK PARCEL 8 AT GLENNWILDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 186.

EXHIBIT B

The beneficiaries for THE VICKY L. TAPPAN FAMILY TRUST, DATED NOVEMBER 6, 1995, AS AMENDED AND RESTATED IN ITS ENTIRETY ON FEBRUARY 21, 2014 are:

Vicky L. Wilson, 4422 E Libra Place, Chandler, AZ 85249

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512 - 41 - 220
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Vicky L. Wilson, f/k/a Vicky L. Flatt as Trustee
4422 E Libra Place
Chandler, AZ 85249

3. (a) BUYER'S NAME AND ADDRESS:

Opendoor Property N LLC, a Delaware limited liabi
405 Howard St, Suite 550
San Francisco, CA 94105

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

42010 West Almira Drive
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Opendoor Property N LLC, a Delaware limited liabi
405 Howard St, Suite 550
San Francisco, CA 94105

(b) Next tax payment due 03/01/19

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member"
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent *Vicky L. Wilson*
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29th day of January 2019
 Notary Public *Denise Michelle Moore*
 Notary Expiration Date 5-25-22

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-006349
 RECORD DATE 01/30/2019

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**
- a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$ 273,900 00

11. DATE OF SALE (Numeric Digits): 01/19
 Month / Year

12. DOWN PAYMENT \$ 273,900 00

- 13. METHOD OF FINANCING:**
- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold.

briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

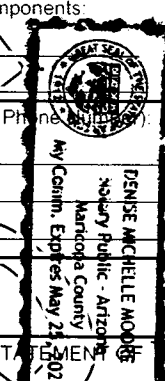
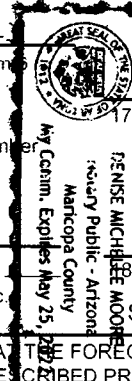
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

OS NATIONAL, LLC
225 W Washington St, Suite 120
Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached "Exhibit A"



Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29th day of January 2019
 Notary Public *Denise Michelle Moore*
 Notary Expiration Date 5-25-22

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