



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 07/25/2019 1219
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2019-059899

WHEN RECORDED MAIL TO:

OPENDOOR WEST, LLC
2170 Satellite Blvd, Suite-200
Duluth, GA, 30097
FILE #: ODW-PHX-178966

WARRANTY DEED

Effective Date: July 23, 2019	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Frank Ruiz and Emily Ruiz, husband and wife, as joint tenants with right of survivorship, who acquired title as Frank Ruiz, an unmarried man and Emily Olinger, an unmarried woman, as joint tenants with right of survivorship. 2323 W Angel Way San Tan Valley, AZ 85143	GRANTEE (Name, Mailing Address & Zip Code): Opendoor Property C LLC, a Delaware Limited Liability Company, 405 Howard Street, Suite 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** ATTACHED HERETO

Subject Real Property Address: 4115 East Tanzanite Lane, San Tan Valley, AZ 85143

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:

Frank Ruiz

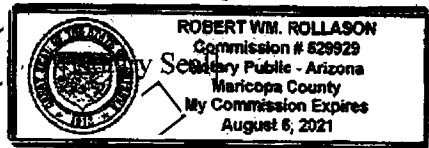
STATE OF Arizona
COUNTY OF Maricopa

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 23rd day of July, 2019.

[Signature]
Notary Public

My Commission Expires: 8.06.2021



GRANTOR:

Emily Ruiz f/k/a Emily Olinger

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this date by the person 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 23rd day of July, 2019.

[Signature]
Notary Public

My Commission Expires: 8.06.2021

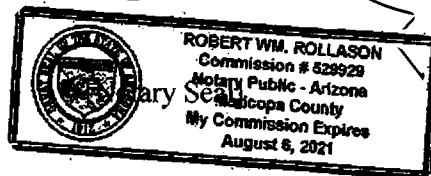


EXHIBIT A

STREET ADDRESS: 4115 East Tanzanite Lane, San Tan Valley, AZ 85143

COUNTY: Pinal

CLIENT CODE: ODW-PHX-178966

TAX PARCEL ID/APN: 210-84-2800

LOT 280, THE VILLAGE AT COPPER BASIN UNIT 5A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 140.

Office of the County Recorder

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 - 84 - 280 - 0
 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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

Frank Ruiz and Emily Ruiz
2323 W Angel Way
San Tan Valley, AZ 85143

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

Opendoor Property C 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:

4115 East Tanzanite Lane
San Tan Valley, AZ 85143

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

Opendoor Property C LLC, a Delaware Limited Liabi
405 Howard St, Suite 550
San Francisco, CA 94105

(b) Next tax payment due 10/01/19

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

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

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-059899
 RECORD DATE 07/25/2019

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

10. SALE PRICE: \$ 171,300 00

11. DATE OF SALE (Numeric Digits): 07/19
 Month / Year

12. DOWN PAYMENT \$ 171,300 00

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

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

DENISE MITCHELL MOORE
 Notary Public - Arizona
 Maricopa County
 My Comm. Expires May 25, 2022

DENISE MITCHELL MOORE
 Notary Public - Arizona
 Maricopa County
 My Comm. Expires May 25, 2022

PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
OS NATIONAL, LLC
225 W Washington St, Suite 120
Tempe, AZ 85281

LEGAL DESCRIPTION (attach copy if necessary):
 See attached "Exhibit A"

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 [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23rd day of July, 2019
 Notary Public Denise Michelle Moore
 Notary Expiration Date 5-25-22

Signature of Buyer / Agent [Signature]
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 23rd day of July, 2019
 Notary Public Denise Michelle Moore
 Notary Expiration Date 5-25-22

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