



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 07/25/2019 1339

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-059953

WHEN RECORDED MAIL-TO:

OPENDOOR WEST, LLC
2170 Satellite Blvd, Suite 200
Duluth, GA 30097
FILE #: ODW-PHX-185746

WARRANTY DEED

Effective Date: July 24, 2019	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Darrell John and Ashlee John, husband and wife, as Community Property with Right of Survivorship 8062 E. Quarterline Rd Mesa, AZ 85207	GRANTEE (Name, Mailing Address & Zip Code): Opendoor Property, J 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: 1260 East Daniella Drive, San Tan Valley, AZ 85140

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:


Darrell John

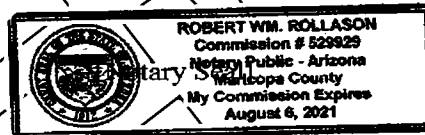
STATE OF Arizona
COUNTY OF Maricopa

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 24th day of July, 2019.


Notary Public

My Commission Expires: 8.06.2021



GRANTOR:


Ashlee John

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 24th day of July, 2019.


Notary Public

My Commission Expires: 8.06.2021

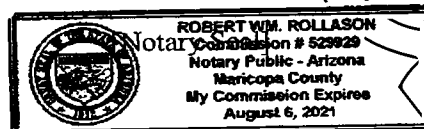


EXHIBIT A

STREET ADDRESS: 1260 East Daniella Drive, San Tan Valley, AZ 85140

COUNTY: Pinal

CLIENT CODE: ODW-PHX-185746

TAX PARCEL ID/APN: 109-32-7750

LOT 775, PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET G, SLIDE 179

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 32 - 775
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:

Darrell John and Ashlee John
8062 E. Quarterline Rd
Mesa, AZ 85207

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

Opendoor Property J LLC
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:

1260 East Daniella Drive
San Tan Valley, AZ 85140

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

Opendoor Property J LLC
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 f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-059953
RECORD DATE 07/25/2019

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: \$ 221,200 00

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

12. DOWN PAYMENT \$ 221,200 00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller Loan (Carryback) (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: _____

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

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

18. 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

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of July, 2019

Notary Public Denise Michelle Moore

Notary Expiration Date 5-25-22

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 24 day of July, 2019

Notary Public Denise Michelle Moore

Notary Expiration Date 5-25-22

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