



DATE/TIME: 08/09/2019 1136

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-064945

WHEN RECORDED MAIL TO:

OPENDOOR WEST, LLC
2170 Satellite Blvd, Suite 200
Duluth, GA 30097
FILE #: ODW-PHX-185890

WARRANTY DEED

Effective Date: August 6, 2019	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Tara F. Jones, a married woman as her sole and separate property, who acquired title as Tara Fawn Wilking, an unmarried woman 19241 E. Escalante Rd Queen Creek, AZ 85142	GRANTEE (Name, Mailing Address & Zip Code): Opendoor Property J LLC, a Delaware Limited Liability Company 405 Howard St, 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 ATTACHED HERETO

Subject Real Property Address: 40054 North Orkney Way, Queen Creek, 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:

Tara F. Jones f/k/a Tara Fawn Wilking
Tara F. Jones f/k/a Tara Fawn Wilking

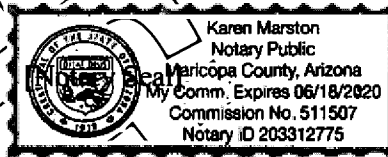
STATE OF Arizona
COUNTY OF Maricopa

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 8 day of Aug, 2019.

Karen Marston
Notary Public

My Commission Expires: 6-18-2020



GRANTOR:

STATE OF _____
COUNTY OF _____

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 _____ day of _____, 2019.

Notary Public

[Notary Seal]

My Commission Expires: _____

EXHIBIT A

STREET ADDRESS: 40054 North Orkney Way, Queen Creek, AZ 85140

COUNTY: Pinal

CLIENT CODE: ODW-PHX-185890

TAX PARCEL ID/APN: 109-23-5740

LOT 8, CASTLEGATE PARCEL 6, ACCORDING TO CABINET E, SLIDE 27, RECORDS OF PINAL COUNTY, ARIZONA.

Official

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 23 - 5740 -
 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:

Tara F. Jones f/k/a Tara Fawn Wilking
19241 E. Escalante Rd
Queen Creek, AZ 85142

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:

40054 North Orkney Way
Queen Creek, 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
- 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 a 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 2019-064945
 RECORD DATE 08/09/2019

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: \$ 252,400 **00**

11. DATE OF SALE (Numeric Digits): 08/19
 Month / Year

12. DOWN PAYMENT \$ 252,400 **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

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

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

OS NATIONAL, LLC
1225 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

Signature of Buyer / Agent _____
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 6 day of August 2019
 Notary Public Denise Michelle Moore

Subscribed and sworn to before me on this 6 day of August 2019
 Notary Public Denise Michelle Moore

Notary Expiration Date 5-25-22

Notary Expiration Date 5-25-22

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CONFIDENTIAL