



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 08/27/2019 1210

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2019-070526

WHEN RECORDED MAIL TO:

OPENDOOR-WEST, LLC
2170 Satellite Blvd, Suite 200
Duluth, GA 30097
FILE #: ODW-PHX-189297

WARRANTY DEED

Effective Date: August 23, 2019	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Ryan H Leach and Keli Marie Leach, husband and wife, as joint tenants with the right of survivorship 21465 East Misty Lane Queen Creek, AZ 85142	GRANTEE (Name, Mailing Address & Zip Code): Opendoor Property Trust I, a Delaware Statutory Trust 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: 4456 East Alamo Street, 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:

Ryan H Leach

Ryan H Leach

STATE OF Arizona
COUNTY OF Pinal

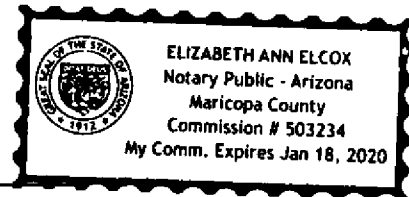
This instrument was acknowledged before me this date by the person or persons above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and, in the capacity, indicated.

WITNESS my hand and stamp or seal, this 23rd day of August, 2019.

Elizabeth Ann Elcox
Notary Public

[Notary Seal]

My Commission Expires: 1-18-2020



GRANTOR:

Keli Marie Leach
Keli Marie Leach

STATE OF Arizona
COUNTY OF Pinal

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 August, 2019.

Elizabeth Ann Elcox
Notary Public

[Notary Seal]

My Commission Expires: 1-18-2020

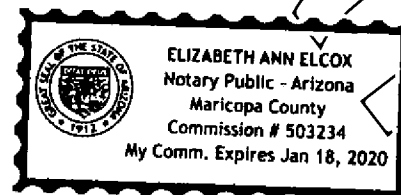


EXHIBIT A

STREET ADDRESS: 4456 East Alamo Street, San Tan Valley, AZ 85140

COUNTY: Pinal

CLIENT CODE: ODW-PHX-189297

TAX PARCEL ID/APN: 109-27-3470

LOT 346, LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN CABINET G, SLIDE 33, RECORDS OF PINAL COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2006-077552, OF OFFICIAL RECORDS.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109 - 27 - 3470
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:

Ryan H Leach and Keli Marie Leach

21465 East Misty Lane

Queen Creek, AZ 85142

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

Opendoor Property Trust I

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:

4456 East Alamo Street

San Tan Valley, AZ 85140

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

Opendoor Property Trust I

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.

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) Ryan H Leach

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of August, 2019

Notary Public San Karl Boyce

Notary Expiration Date 5/13/2022

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION
FEE NO
RECORD DATE

PINAL
2019-070526
08/27/2019

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:

\$ 235,300 00

11. DATE OF SALE (Numeric Digits):

08/19
Month / Year

12. DOWN PAYMENT

\$ 235,300 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 ☒

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"

Signature of Buyer / Agent San Karl Boyce

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 23 day of August, 2019

Notary Public San Karl Boyce

Notary Expiration Date 5/13/2022

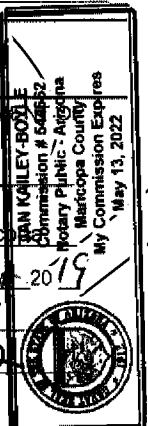
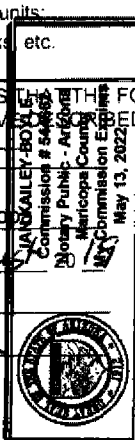


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