



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**  
Virginia Ross  
Electronically Recorded

DATE/TIME: 09/06/2019 1624  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2019-074323

**WHEN RECORDED MAIL TO:**

OPENDOOR WEST, LLC  
2170-Satellite Blvd, Suite 200  
Duluth, GA 30097  
FILE #: ODW-PHX-190694

**WARRANTY DEED**

Effective Date: September 4, 2019	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): Opendoor Property N LLC, a Delaware Limited Liability Company,  405 Howard St, STE 550 San Francisco, CA 94105	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): Forbes Carlston and Delanie Carlston, husband and wife, as Community Property, with Right of Survivorship,  41392 West Pryor Lane Maricopa, AZ 85138

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: 41392 West Pryor Lane, 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:**

**Opendoor Property N LLC, a Delaware Limited Liability Company**

**By: Opendoor Property Holdco N LLC, its sole member**

**By: OD Mezzanine Borrower R2 LLC, its sole member**

**By: Opendoor Labs Inc., its sole member**

**By:** 

**Name:** Esther Celaya

**Title:** Authorized Signer

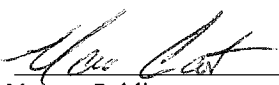
STATE OF ARIZONA

COUNTY OF PIVAL

On the 4 day of SEPTEMBER, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared ESTHER CELAYA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., the sole Member of OD Mezzanine Borrower R2 LLC, the sole Member of Opendoor Property Holdco N LLC, the sole member of Opendoor Property N LLC, a Delaware limited liability company, and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

WITNESS my hand and stamp or seal, this 4 day of SEPTEMBER, 2019

  
Notary Public



**MARIE CASTILLO**  
Notary Public - Arizona  
Maricopa County  
Expires 01/17/2021

My Commission Expires: 1-17-2021

**EXHIBIT A**

STREET ADDRESS: 41392 West Pryor Lane, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: ODW-PHX-190694

TAX PARCEL ID/APN: 512-43-50405

LOT 65, FINAL PLAT FOR PARCEL 5 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET F, SLIDE 138

Homestic

FILE #: 190694

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

FORBES CARLSTON and DELAINE CARLSTON, husband and wife, as Community Property, with Right of Survivorship, each being duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated September 4, 2019 and executed by Opendoor Property N LLC, a Delaware Limited Liability Company to FORBES CARLSTON and DELAINE CARLSTON, husband and wife, as Community Property, with Right of Survivorship as Grantees, and which conveys certain premises described as:

See Attached Exhibit "A"

to the Grantees named therein, as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common, nor as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is out intention to accept said conveyance as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest we may have in said premises under the terms of said Deed as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.

Date this 4 day of Sept., 2019.

[Signature]  
FORBES CARLSTON  
[Signature]  
DELAINE CARLSTON

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me this date by FORBES CARLSTON and DELAINE CARLSTON who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and stamp or seal, this 4 day of September, 2019.

[Signature]  
Notary Public

My Commission Expires: 1-8-2022

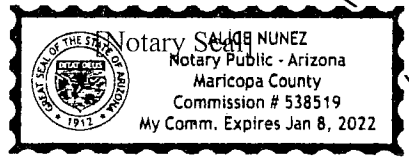


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RECORDED IN CABINET F, SLIDE 138

Homestead

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512 - 43 - 504 -  
 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:

Opendoor Property N LLC  
405 Howard Street, Suite 550  
San Francisco, CA 94105

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

Forbes Carlston and Delaine Carlston  
41392 West Pryor Lane  
Maricopa, AZ 85138

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

41392 West Pryor Lane  
Maricopa, AZ 85138

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

VIP Mortgage Inc 9221 E Via de Ventura Scottsdale, AZ 85258  
and Forbes Carlston and Delaine Carlston  
41392 West Pryor Lane Maricopa, AZ 85138

(b) Next tax payment due 10/01/20

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.

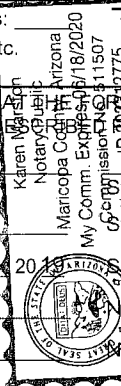
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE IS

[Signature]  
 Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of September 2019

Notary Public Karen Marston  
 Notary Expiration Date 6-18-2020



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2019-074323  
 RECORD DATE 09/06/2019

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: \$ 208,000 00

11. DATE OF SALE (Numeric Digits): 09/19  
 Month / Year

12. DOWN PAYMENT \$ 500 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 West Washington Street, 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 GOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE PROPERTY.

[Signature]  
 Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of September 2019

Notary Public Karen Marston  
 Notary Expiration Date 6-18-2020

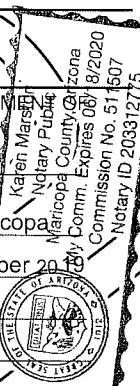


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