



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 10/11/2019 1615  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2019-086485

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
2170 SATELLITE BOULEVARD, SUITE 200  
DULUTH, GA 30097  
FILE #: 195830

**WARRANTY DEED**

Effective Date: October 11, 2019	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,  One Post Street, Floor 11 San Francisco, CA 94104	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): Porfirio Figueroa and Rosa Maria Figueroa, husband and wife, as Community Property, with Right of Survivorship,  1376 West Apricot Avenue San Tan Valley, AZ 85140

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: 1376 West Apricot Avenue

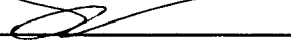
Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

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 Trust I, a Delaware Statutory Trust**

**By: Opendoor Labs Inc., as Trust Manager**

**By:** 

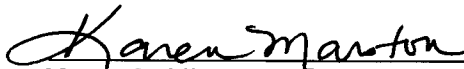
**Name:** Sarah Groh

**Its:** Authorized Signor

STATE OF ARIZONA  
COUNTY OF Maricopa

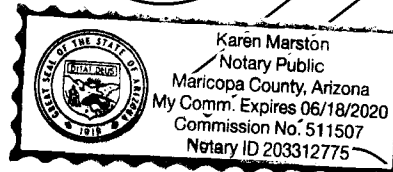
This instrument was acknowledged before me this date by the person or persons above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and, in the capacity, indicated.

WITNESS my hand and stamp or seal, this 11 day of October, 2019.

  
Notary Public

My Commission Expires: 6-18-2020

[Notary Seal]



**EXHIBIT A**

STREET ADDRESS: 1376 West Apricot Avenue, Queen Creek, AZ 85140

COUNTY: Pinal

CLIENT CODE: ODW-PHX-195830

TAX PARCEL ID/APN: 109-52-9180

LOT 1378, IRONWOOD CROSSING UNIT 3B, ACCORDING TO FEE NO. 2012-081597,  
RECORDS OF PINAL COUNTY, ARIZONA.

IRONWOOD CROSSING

FILE #: 195830

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

Porfirio Figueroa and Rosa Maria Figueroa, 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 October 11, 2019 and executed by OPENDOOR PROPERTY TRUST I, a Delaware statutory trust to Porfirio Figueroa and Rosa Maria Figueroa, 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 our 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 11 day of October, 2019.

*Porfirio Figueroa*  
Porfirio Figueroa

*Rosa Maria Figueroa*  
Rosa Maria Figueroa

STATE OF Arizona  
COUNTY OF Maricopa

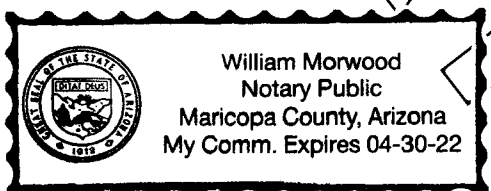
This instrument was acknowledged before me this date by Porfirio Figueroa and Rosa Maria Figueroa who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and stamp or seal, this 11th day of October, 2019.

*William Morwood*  
Notary Public

My Commission Expires: 4/30/2022

[Notary Seal]



**EXHIBIT A**

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RECORDS OF PINAL COUNTY, ARIZONA.

Ironwood Crossing

# AFFIDAVIT OF PROPERTY VALUE

## FOR RECORDER'S USE ONLY

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109 - 52 - 918 -  
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 Trust I, a Delaware statutory  
trust One Post Street Floor 11  
San Francisco, CA 94104

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

Porfirio Figueroa and Rosa Maria Figueroa  
1376 West Apricot Avenue  
San Tan Valley, AZ 85140

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

1376 West Apricot Avenue  
San Tan Valley, AZ 85140

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

Planet Home Lending 5401 W Kennedy Blvd Tampa, FL 33609  
and Porfirio Figueroa and Rosa Maria Figueroa  
1376 West Apricot Avenue San Tan Valley, AZ 8514

(b) Next tax payment due 03/01/20

**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.

COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2019-086485  
10/11/2019

**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:** \$ 250,000 00

**11. DATE OF SALE (Numeric Digits):** 10/19  
 Month / Year

**12. DOWN PAYMENT** \$ 50,000 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:

\$ 0 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 FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

[Signature]  
 Name of Seller / Agent  
Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of October, 2019

Notary Public Michelle M. Bradley

Notary Expiration Date 08-12-22

[Signature]  
 Signature of Buyer / Agent  
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of October, 2019

Notary Public Michelle M. Bradley

Notary Expiration Date 08-12-22



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