



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

DATE/TIME: 03/31/2020 1227  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2020-031165

**WHEN RECORDED MAIL TO:**

OPENDOOR WEST, LLC  
2170 Satellite Blvd, Suite 200  
Duluth, GA 30097  
FILE #: ODW-PHX-214383

**WARRANTY DEED**

Effective Date: March 27, 2020	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): Opendoor Homes Phoenix 2 LLC, a Delaware Limited Liability Company  One Post Street, Floor 11 San Francisco, CA 94104	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): Christopher Appling and Tara Appling, husband and wife, as Community Property, with Right of Survivorship  20951 North Leona Boulevard 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: 20951 North Leona Boulevard, 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 Homes Phoenix 2 LLC, a Delaware Limited Liability Company**

By: *Yvonne Van Damme*

Name: Yvonne Van Damme

Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

On the 29th day of March, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvonne Van Damme, 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 Homes Phoenix 2 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.

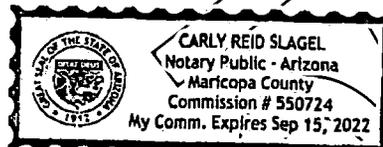
IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

WITNESS my hand and stamp or seal, this 29th day of March, 2020.

*Carly Reid Slagel*  
Notary Public

My Commission Expires: Sept 15, 2022

[Notary Seal]



**EXHIBIT A**

STREET ADDRESS: 20951 North Leona Boulevard, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: ODW-PHX-214383

TAX PARCEL ID/APN: 512-04-12704

LOT 117, OF PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 145.

**DORADO**

FILE #: ODW-PHX-214383

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Christopher Appling and Tara Appling, 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 MARCH 28TH, 2020 and executed by Opendoor Homes Phoenix 2 LLC, a Delaware Limited Liability Company to Christopher Appling and Tara Appling, husband and wife, as Community Property, with Right of Survivorship as Grantees, and which conveys certain premises described as:

LOT 117, OF PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 145.

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 28TH day of MARCH, 2020.

*Christopher Appling*

Christopher Appling

*Tara Appling*

Tara Appling

STATE OF ARIZONA  
COUNTY OF MARICOPA

This instrument was acknowledged before me this date by Christopher Appling and Tara Appling 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 28TH day of MARCH, 2020.

*JR Tattelbaum, Notary Public*

Notary Public

My Commission Expires: 09-27-2023

[Notary Seal]



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION **PINAL**  
 FEE NO **2020-031165**  
 RECORD DATE **03/31/2020**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 512 - 04 - 12704 -  
 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? 0  
 Please list the additional parcels below (attach list if necessary):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
OPENDOOR HOMES PHOENIX 2 LLC, a Delaware statutory  
One Post Street, Floor 11  
San Francisco, CA 94104

3. (a) BUYER'S NAME AND ADDRESS:  
Christopher Appling and Tara Appling  
20951 N Leona Blvd.  
Maricopa, AZ 85138

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

4. ADDRESS OF PROPERTY:  
20951 North Leona Boulevard  
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Define Mtg., 148 N 48th St., Phoenix AZ 85034  
and Christopher and Tara Appling, 20951 N Leona  
Bldv., 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 f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 c.  Condo or Townhouse h.  Mobile or Manufactured Home  
      Affixed  Not Affixed i.  Other Use; Specify: \_\_\_\_\_  
 d.  2-4 Plex  
 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.

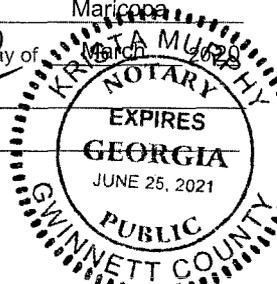
Signature of Seller / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of March, 2020

Notary Public [Signature]

Notary Expiration Date \_\_\_\_\_



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: \$ 226,800 **00**

11. DATE OF SALE (Numeric Digits): 03/20  
 Month / Year

12. DOWN PAYMENT \$ 6,804 **00**

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial Institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 f.  Other financing; Specify: \_\_\_\_\_  
 d.  Seller Loan (Carryback)

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 W Washington St, Suite 120  
Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached "Exhibit A"

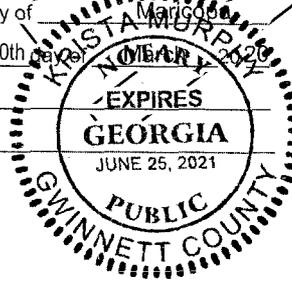
Signature of Buyer / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of March, 2020

Notary Public [Signature]

Notary Expiration Date \_\_\_\_\_



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Maricopa, AZ