



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

DATE/TIME: 05/22/2020 1552  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2020-048535

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 220386

**WARRANTY DEED**

Effective Date: May 22, 2020	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  1 Post St, Fl 11 San Francisco, CA 94104	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): Brandon Espinoza and Stephanie Espinoza, husband and wife, as Community Property, with Right of Survivorship  44168 West Palmen Drive 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"**

Subject Real Property Address: 44168 West Palmen Drive, 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 Trust I, a Delaware Statutory Trust**

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

By: *Yvonne Van Damme*

Name: **Yvonne Van Damme**

Its: **Authorized Signor**

STATE OF Arizona  
COUNTY OF Maricopa

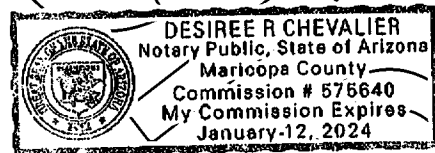
This instrument was acknowledged before me this date by the person or persons above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and, in the capacity, indicated.

WITNESS my hand and stamp or seal, this 22nd day of May, 2020

*Desiree R. Chevalier*  
Notary Public

[Notary Seal]

My Commission Expires: 1/12/2024



**EXHIBIT A**

Street Address: 44168 West Palmen Drive, Maricopa, AZ 85138

County: Pinal

File Number: 220386

Tax.Parcel ID/APN: 512-04-64606

LOT 58, OF PARCEL 13A 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 149.

PHOTOGRAPH

FILE #: 220386

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

Brandon Espinoza and Stephanie Espinoza, 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 May 22, 2020 and executed by OPENDOOR PROPERTY TRUST I, a Delaware statutory trust to Brandon Espinoza and Stephanie Espinoza, husband and wife, as Community Property, with Right of Survivorship as Grantees, and which conveys certain premises described as:

See 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 22 day of May, 2020.

[Signature]  
Brandon Espinoza

[Signature]  
Stephanie Espinoza

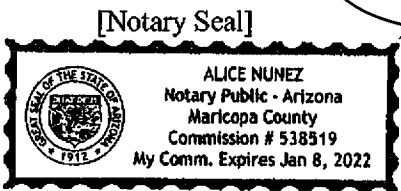
STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me this date by Brandon Espinoza and Stephanie Espinoza 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 22 day of May, 2020.

[Signature]  
Notary Public

My Commission Expires: 1-8-2022



**EXHIBIT A**

Street Address: 44168 West Palmen Drive, Maricopa, AZ 85138

County: Pinal

File Number: 220386

Tax Parcel ID/APN: 512-04-64606

LOT 58, OF PARCEL 13A 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 149.

Maricopa

**AFFIDAVIT OF PROPERTY VALUE**

1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel 512 - 04 - 64606 -  
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 PROPERTY TRUST I, a Delaware statutory trust,  
One Post Street Floor 11  
San Francisco, CA 94104

3 (a) BUYER'S NAME AND ADDRESS:

Brandon Espinoza and Stephanie Espinoza  
44168 West Palmen Drive  
Marcopa, AZ 85138

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

4 ADDRESS OF PROPERTY

44168 West Palmen Drive  
Marcopa, AZ 85138

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

Brandon Espinoza and Stephanie Espinoza  
44168 West Palmen Drive  
Marcopa, 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 Park

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 Michelle Hyslop  
State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me on this 25 day of May, 2020

Notary Public Jankub Fode

Notary Expiration Date 5/13/2022



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2020-048535  
RECORD DATE 05/22/2020

- 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: \$ 236,000 00

11 DATE OF SALE (Numeric Digits): 05/20  
Month / Year

12 DOWN PAYMENT \$ 47,200 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"

Signature of Buyer / Agent Michelle Hyslop  
State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me on this 25 day of May, 2020

Notary Public Jankub Fode

Notary Expiration Date 5/13/2022

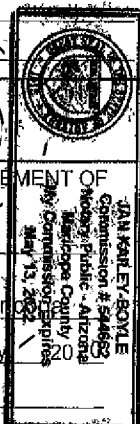


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