



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/29/2020 1246
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-110980

WHEN RECORDED MAIL-TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 227597

WARRANTY DEED

Effective Date: October 29, 2020	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, 1 Post St, Floor 11 San Francisco, CA 94104	GRANTEE (Name, Mailing Address & Zip Code): Timothy Pettigrew and Amy L Pettigrew, husband and wife, as Community Property, with Right of Survivorship, 1194 West Plane Tree 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 Attached Exhibit "A"

Subject Real Property Address: 1194 West Plane Tree Avenue, 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:

Opendoor Property Trust I, a Delaware Statutory Trust

By: Opendoor Labs Inc., as Trust Manager

By: *Trimarco Coleman*

Name: Trimarco Coleman

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 29th day of October 2020

Yvonne Theresa Van Damme
Notary Public

[Notary Seal]

My Commission Expires: 2/5/24

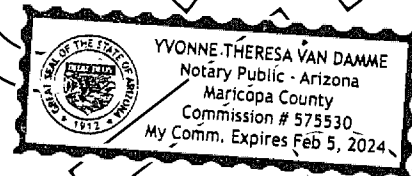


EXHIBIT A

Street Address: 1194 West Plane Tree Avenue, San Tan Valley, AZ 85140

County: Pinal

File Number: 227597

Tax Parcel ID/APN: 109-53-47108

LOT 1447, OF IRONWOOD CROSSING UNIT 3C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2012-081598.

IRONWOOD CROSSING

FILE #: 227597

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Timothy Pettigrew and Amy L. Pettigrew, 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 29, 2020 and executed by OPENDOOR PROPERTY TRUST I, a Delaware statutory trust to Timothy Pettigrew and Amy L. Pettigrew, 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 28th day of October, 2020

[Signature]

Timothy Pettigrew

[Signature]

Amy L. Pettigrew

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this date by Timothy Pettigrew and Amy L. Pettigrew who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

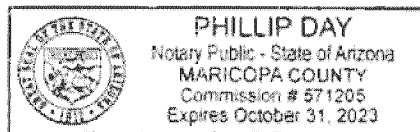
WITNESS my hand and stamp or seal, this 28th day of October, 2020

[Signature]

Notary Public

[Notary Seal]

My Commission Expires: 10-31-2023



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Exhibit A

LOT 1447, OF IRONWOOD CROSSING UNIT 3C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2012-081598.

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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-110980
 RECORD DATE 10/29/2020

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 109 - 53 - 471 -
 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 t
1 Post St Fl 11
San Francisco CA 94104

3. (a) BUYER'S NAME AND ADDRESS:
Timothy Pettigrew and Amy L Pettigrew
750 W Danish Red Trl
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:
1194 W Plane Tree Avenue
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Timothy Pettigrew and Amy L Pettigrew
1194 W Plane Tree Avenue
San Tan Valley, AZ 85140

(b) Next tax payment due 10/01/21

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
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

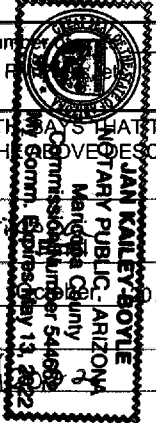
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6
 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

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 _____

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 Dyer
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29 day of October, 2020
 Notary Public: Jan Kaitley Boyle
 Notary Expiration Date: 5/13/2022



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: \$ 463,000 00

11. DATE OF SALE (Numeric Digits): 10/20
 Month / Year

12. DOWN PAYMENT \$ 92,600 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)
 d. Seller Loan (Carryback)
 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 Ste 120
Tempe AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED EXHIBIT A

Signature of Buyer / Agent: Michelle Dyer
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 29 day of October, 2020
 Notary Public: Jan Kaitley Boyle
 Notary Expiration Date: 5/13/2022

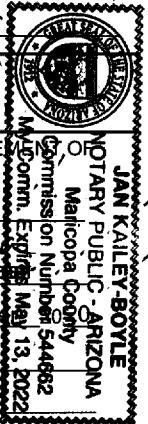


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Ironwood Crossing