



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 03/25/2021 1359

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-036834

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 243296

WARRANTY DEED

Effective Date: 3/24/2021	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Matthew King Benson, a Married Man as his Sole and Separate Property and Sheila Marie Benson, an unmarried woman 17000 Wedge Parkway Unit 1923 Reno, NV 89511	GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust 410 N Scottsdale Rd, # 1600 Tempe, AZ 85281

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: 1397 West Corriente Drive, San Tan Valley, AZ 85143

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:

Matthew King Benson

Matthew King Benson

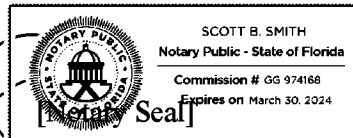
STATE OF Florida
COUNTY OF Palm Beach

This instrument was acknowledged before me this date by the person 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 24th day of March, 2021.

Scott B. Smith

Notary Public Scott B. Smith



My Commission Expires: 03/30/2024

presented ID CARD

Notarized online using audio-video communication

GRANTOR:

Sheila Marie Benson

Sheila Marie Benson

STATE OF Florida
COUNTY OF Orange

This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated. Identified with CA Driver's License.

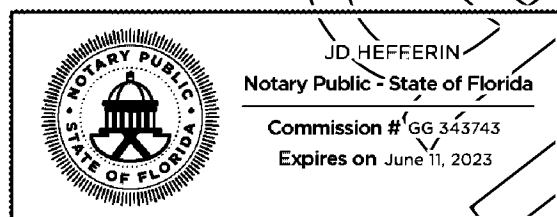
WITNESS my hand and stamp or seal, this 03/24/2021 day of _____, 2021.

JD Hefferin

Notary Public

My Commission Expires: 06/11/2023

[Notary Seal]



Notarized online using audio-video communication

Exhibit A

LOT 36, PARCEL 14 AT CIRCLE CROSS RANCH, ACCORDING TO CABINET F, SLIDE 109,
RECORDS OF PINAL COUNTY, ARIZONA

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 210 - 80 - 74507
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) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:
Matthew King Benson and Sheila Marie Benson
17000 Wedge Parkway Unit 1923
Reno, NV 89511

3. (a) BUYER'S NAME AND ADDRESS:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

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

4. ADDRESS OF PROPERTY:
1397 West Corriente Drive
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281
(b) Next tax payment due 04/01/21

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 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
State of Georgia, County of Fulton
Subscribed and sworn to before me on this 24th day of March 2021
Notary Public
Notary Expiration Date 02/18/2025

DOR FORM 82162 (04/2014)

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

FOR RECORDER'S USE ONLY

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: \$ 317,200 00

11. DATE OF SALE (Numeric Digits): 03/21
Month / Year

12. DOWN PAYMENT \$ 317,200 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: N/A

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 118
Tempe, AZ 85281

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

Signature of Buyer / Agent
State of Georgia, County of Fulton
Subscribed and sworn to before me on this 24th day of March 2021
Notary Public
Notary Expiration Date 02/18/2025

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

Exhibit A

LOT 36, PARCEL 14: AT CIRCLE CROSS RANCH, ACCORDING TO CABINET F, SLIDE 109,
RECORDS OF PINAL COUNTY, ARIZONA