



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/31/2021 1541
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-040059

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
Escrow No.: 88020924-088-HS
AND WHEN RECORDED MAIL TO:
Opendoor Property Trust I, a
Delaware statutory trust
Anthony Berumen
c/o Opendoor Labs, Inc
410 N Scottsdale Rd., Ste 1600
Tempe, AZ 85281

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Jessica Larsen, a married woman who acquired title as, Jessica Bennett, a
single woman

("Grantor") conveys to

Opendoor Property Trust I, a Delaware statutory trust
the following real property situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth
above.

Escrow.com

Dated: March 29, 2021

Grantor(s):

SELLER:

Jessica Larsen
Jessica Larsen

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
County of: Maricopa)

ss

The foregoing document was acknowledged before me this 30 day of March, 2021,
by Jessica Larsen

(Seal)

My commission expires: 08/06/2021

Robert Wm. Rollason
Notary Public
Robert Wm. Rollason Commission #529929

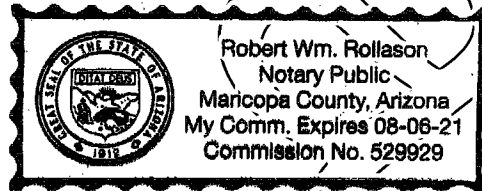
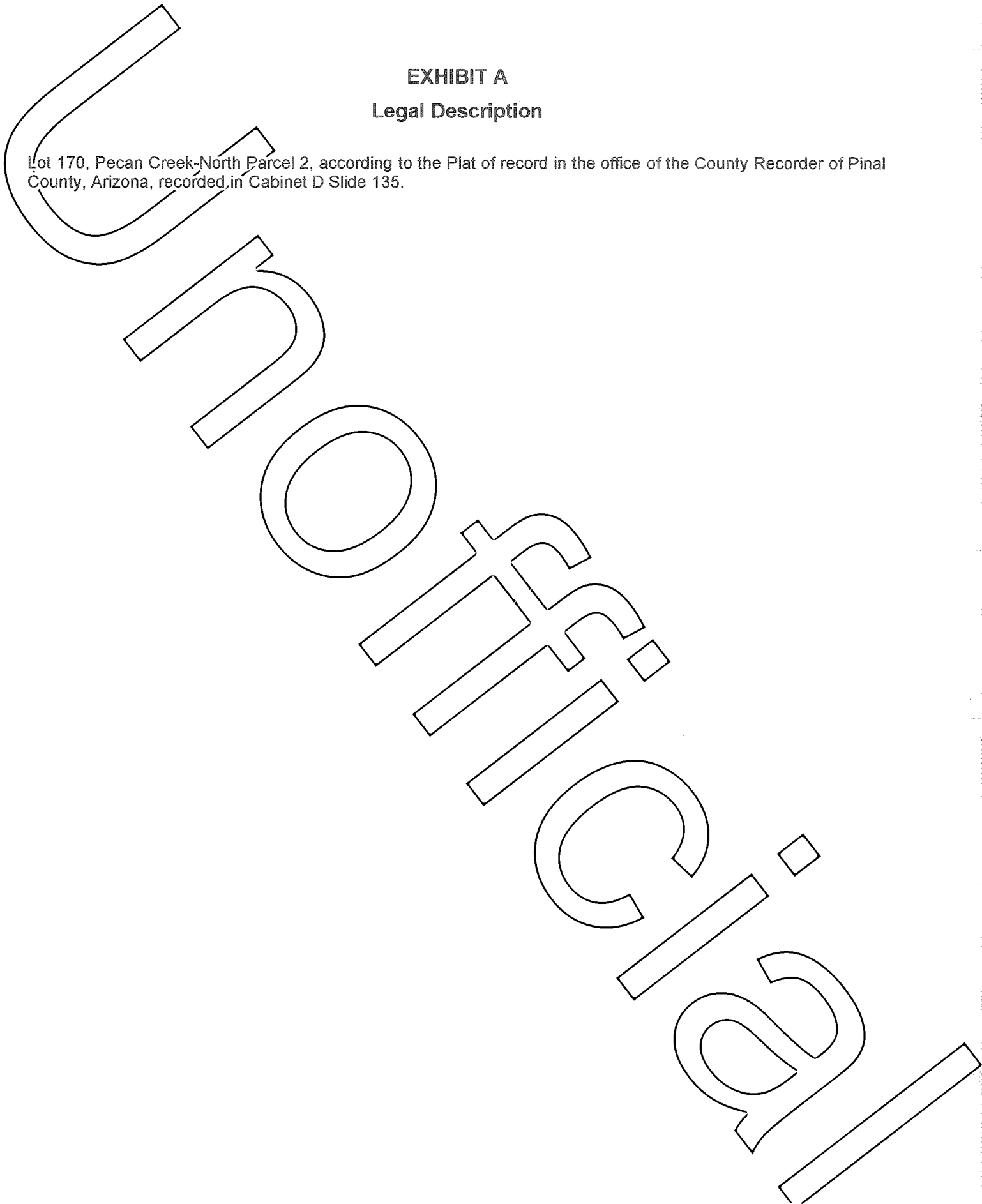


EXHIBIT A
Legal Description

Lot 170, Pecan Creek-North Parcel 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D Slide 135.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-28-416
 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) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Jessica Larsen, a married woman who acquired title as, Jessica Bennett, a single woman
851 E Payton St
San Tan Valley, AZ 85140

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

Opendoor Property Trust I, a Delaware statutory trust
c/o Opendoor Labs, Inc, 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:

851 E Payton St
San Tan Valley, AZ 85140

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

Opendoor Property Trust I, a Delaware statutory trust
c/o Opendoor Labs, Inc, 410 N Scottsdale Rd., Ste 1600
Tempe, AZ 85281

(b) Next tax payment due 10/2021

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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2021-040059
RECORD DATE 03/31/2021

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: \$ 335,100.00

11. DATE OF SALE (Numeric Digits): 02 / 21
 Month / Year

12. DOWN PAYMENT \$ 335,100.00

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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 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:

\$ 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):

Same as #5

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Seller / Agent: Jessica Larsen
 State of Arizona, County of Maricopa

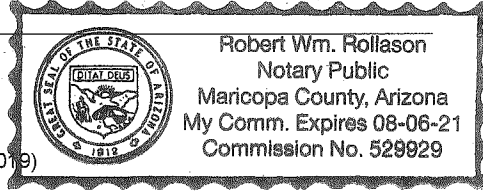
Signature of Buyer / Agent: _____
 State of AZ, County of Maricopa

Subscribed and sworn to before me on this 30 day of March 2021
 Notary Public _____

Notary Expiration Date 11/30/2024

Subscribed and sworn to before me on this 30 day of March 2021
 Notary Public _____

Notary Expiration Date 08/06/2021



JESSICA ROJAS
 Notary Public - Arizona
 Maricopa Co. / #591235
 Expires 11/30/2024

EXHIBIT "A"
Legal Description

Lot 170, Pecan Creek-North Parcel 2, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D Slide 135.

ARIZONA
SFRM0135