



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 06/11/2021 1200

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-073629

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 332104

WARRANTY DEED

Effective Date: 6/10/2021	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Louie Monroy and Kendi Monroy, husband and wife 18499 Lemon St, Hesperia CA 92345	GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust 410 N Scottsdale Rd, Ste 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: 39267 South Trifecta Drive, Tucson, AZ 85739

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:

Louie Monroy

Louie Monroy

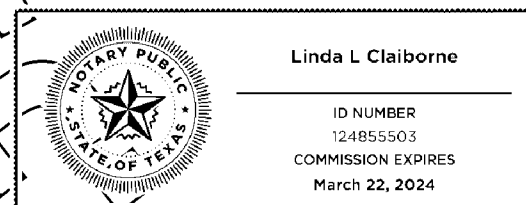
STATE OF Texas

COUNTY OF Dallas

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 10th day of Jun, 2021.

DRIVER LICENSE



Linda L Claiborne

Notary Public

Linda L Claiborne
124855503

My Commission Expires: 03/22/2024

Notarized online using audio-video communication

GRANTOR:

Kendi Monroy

Kendi Monroy

STATE OF Texas

COUNTY OF Dallas

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 10th day of Jun, 2021.

DRIVER LICENSE

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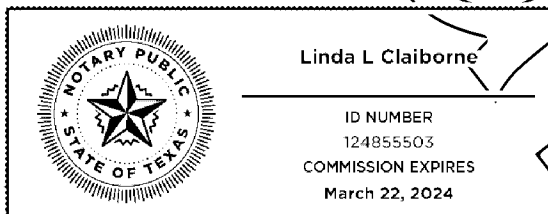


Exhibit A

Lot 925, Final Plat of Eagle Crest Ranch VI, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Recording No. 2013-045964.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 305 - 93 - 911 -
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) (3)
(2) (4)

2. SELLER'S NAME AND ADDRESS:
Louie Monroy and Kendi Monroy
18499 Lemon St
Hesperia, CA 92345

3. (a) BUYER'S NAME AND ADDRESS:
OPENDOOR PROPERTY TRUST I, a Delaware statutory t
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:
39267 South Trifecta Drive
Tucson, AZ 85739

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
OPENDOOR PROPERTY TRUST I, a Delaware statutory t
410 N Scottsdale Rd Ste. 1600
Tempe, AZ 85281
(b) Next tax payment due 10/01/2021

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
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.

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: \$ 390,500 00

11. DATE OF SALE (Numeric Digits): 06/21
Month / Year

12. DOWN PAYMENT \$ 390,500 00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
(3) FHA
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: NA

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 West Washington Street, Suite 118
Tempe, AZ 85281

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED

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 Gwinnett
Subscribed and sworn to before me on this 11th day of JUNE 20 21
Notary Public
Notary Expiration Date
DOR FORM 82162 (02/2019)

Signature of Buyer / Agent
State of GEORGIA, County of Gwinnett
Subscribed and sworn to before me on this 11th day of JUNE 2021
Notary Public
Notary Expiration Date

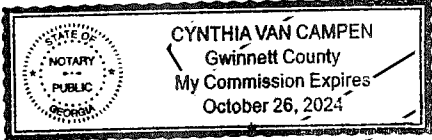
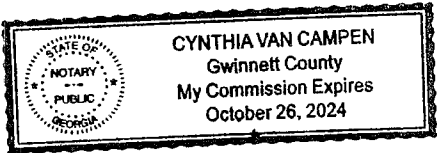


EXHIBIT A

For Information purposes only - Street Address: 39267 South Trifecta Drive, Tucson, AZ 85739

County: Pinal

File Number: 332104

Tax Parcel ID/APN: 30593911

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