



DATE/TIME: 01/10/2022 1412  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-003590

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 395703

**WARRANTY DEED**

Effective Date: 1/10/2022	County and State where property is located: Pinal County, Arizona
<b>GRANTOR (Name, Mailing Address &amp; Zip code):</b> Opendoor Property C LLC, a Delaware Limited Liability Company, 410 N Scottsdale Rd, Ste 1600, Tempe, AZ 85281	<b>GRANTEE (Name, Mailing Address &amp; Zip Code):</b> Evonna Martinez, an unmarried woman, 39338 Trifecta Drive South Tucson, AZ-85739

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: 39338 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:**

**OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company**

By: Opendoor Property Holdco C LLC, its sole member  
By: OD Intermediate Holdco C LLC, its sole member  
By: Opendoor Labs Inc., its sole member

By: [Signature]  
Name: Kylie Ottney  
Title: Auth Signer

STATE OF ARIZONA

COUNTY OF Maricopa

On the 10 day of Jan, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Kylie Ottney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., the sole Member of OD Intermediate Holdco C LLC, the sole Member of Opendoor Property Holdco C LLC, the sole Member of Opendoor Property C LLC, a Delaware limited liability company, and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

WITNESS my hand and stamp or seal, this 10 day of Jan, 2022

[Signature]  
Notary Public

My Commission Expires: 7/5/23

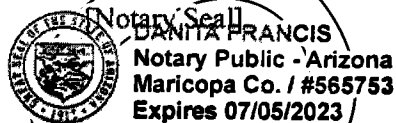


Exhibit A

LOT 937, 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.

PARCEL ID: 305-93-92302

BLANKS

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDERS USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305-93-92302

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 C LLC, a Delaware Limited Liability Company  
410 N Scottsdale Rd Ste 1600  
Tempe, AZ 85281

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

Evonna Martinez  
39338 Trifecta Drive South  
Tucson, AZ 85739

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

4. ADDRESS OF PROPERTY:

39338 South Trifecta Drive  
Tucson, AZ 85739

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

Evonna Martinez  
39338 Trifecta Drive South  
Tucson, AZ 85739  
(b) Next tax payment due: 03/01/2022

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  Non 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 Parks, etc

COUNTY OF RECORDATION: PINAL  
FEE NO: 2022-003590  
RECORD DATE: 01/10/2022

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: \$ \$338,500.00

11. DATE OF SALE (Numeric Digits): January 10, 2022  
Month / Year

12. DOWN PAYMENT: \$ \$33,850.00

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: \_\_\_\_\_ 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:

OS National, LLC  
1225 W Washington St, Unit 118  
Tempe, AZ 85281

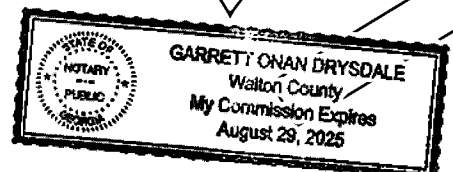
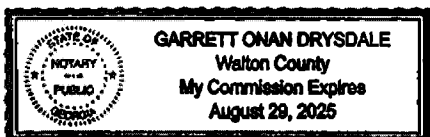
18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit A

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: [Signature]  
State of: GA County of: Walton  
Subscribed and sworn to before me on this 7 day of Jan 2022  
Notary Public: [Signature]  
Notary Expiration Date: \_\_\_\_\_

Signature of Buyer / Agent: [Signature]  
State of: GA County of: Walton  
Subscribed and sworn to before me on this 7 day of Jan 2022  
Notary Public: [Signature]  
Notary Expiration Date: \_\_\_\_\_



## EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 39338 South Trifecta Drive, Tucson, AZ 85739

COUNTY: Pinal

CLIENT CODE: 395703

TAX PARCEL ID/APN: 305-93-92302

LOT 937, 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.

NOV 2013