RECORDING REQUESTED BY

Silo Title Agency LLC

AND WHEN RECORDED MAIL TO:
Joshua A. Morris and Carolina Morris
21077 N. Bustos Way

Màricopa, AZ 85138

ESCROW-NO:: 08149682-835-NB



# OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross

Electronically Recorded

DATE/TIME:

03/31/2022 1233

FEE:

\$30.00

PAGES:

5

FEE NUMBER:

2022-038616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

-Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Opendoor Property Trust I, a Delaware Statutory Trust

do/does hereby convey to

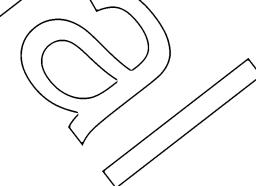
Joshua A. Morris and Carolina Morris, Husband and Wife, as Joint Tenants with Right of Survivorship

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. And I or we

do warrant the title against all persons whomsoever, subject to the matters set forth above.



	^	
	Dated February 23,.2022	
	SELLER:	
	Opendoor Property Trust I, a Delaware Statutory	
	Authorized Signer - Kylie Ottney	
	State of ARIZONA County of Pinal Marican SSS:	
	On <u>02-24-12077</u> , before me, The Undersigned Armanch You'wards	FOR NOTARY SEAL OR STAMP
معدہ	a Notary Public in and for said County and State, personally appeared Opendoor Property Trust I, a Delaware Statutory Trust	Justine and the second
er		AMANDA YOUWANES Notary Public - Arizona Maricopa County
	he/she/they executed the same in his/her/their authorized	Commission # 601892  My Comm. Expires Apr 25, 2025
	capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
	WITNESS my hand and official seal.	$\sim$
	Signature and	
	·	
	Warranty Deed	

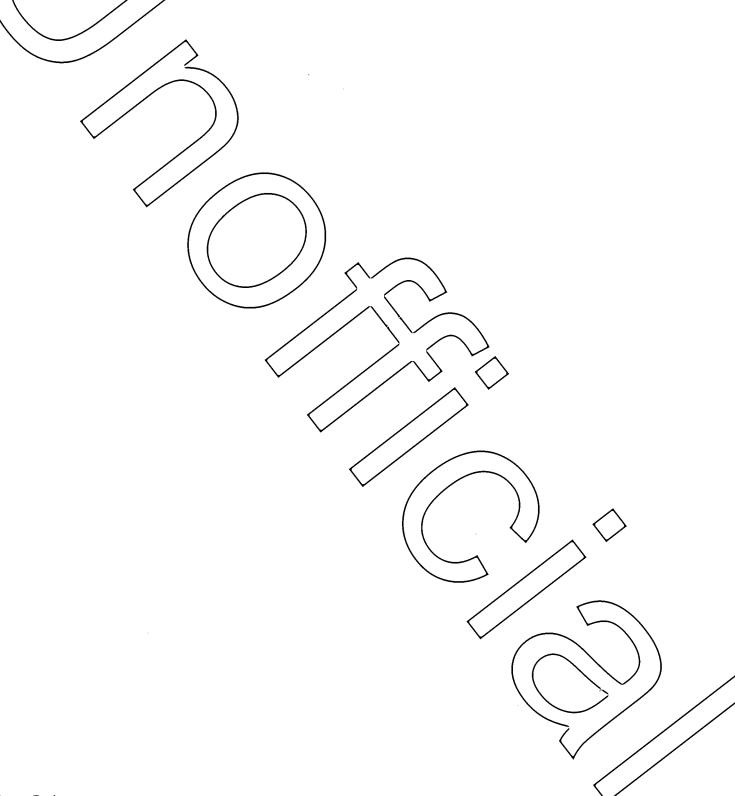
Warranty Deed WD (DSI Rev. 01/11/19)

Page 2

### EXHIBIT "A"

### **Legal Description**

Lot EIGHTY-SEVEN (87), of THE FINAL PLAT FOR PARCEL 8 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 8 and Affidavits of Correction recorded as 2004-020595 and as 2004-098722.



Warranty Deed WD (DSI Rev. 01/11/19)

Page 3

ESCROW, NO.: 08149682-835-NB

### ACCEPTANCE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

THAT CERTAIN DEED DATED 3/30/2022, Wherein

Opendoor Property Trust I, a Delaware Statutory Trust

as Grantors, convey to

\_Joshua A. Morris and Carolina Morris, Wife and Husband, as Joint Tenants with Right of Survivorship

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

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

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 3/30/2022

BUYERS:

Carolina Morris

Carolina Morris

Carolina Morris

Carolina Morris

Carolina Morris

State of Arizona

County of Pinal

On Slate, personally appeared Joshua A. Morris and Carolina Morris, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

THE STATE OF THE S

SPENCER HAGGARD
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission #552394
Expires October 2, 2022

(This area for official notarial seal)

WITNESS my hand and official-seal.
Signature

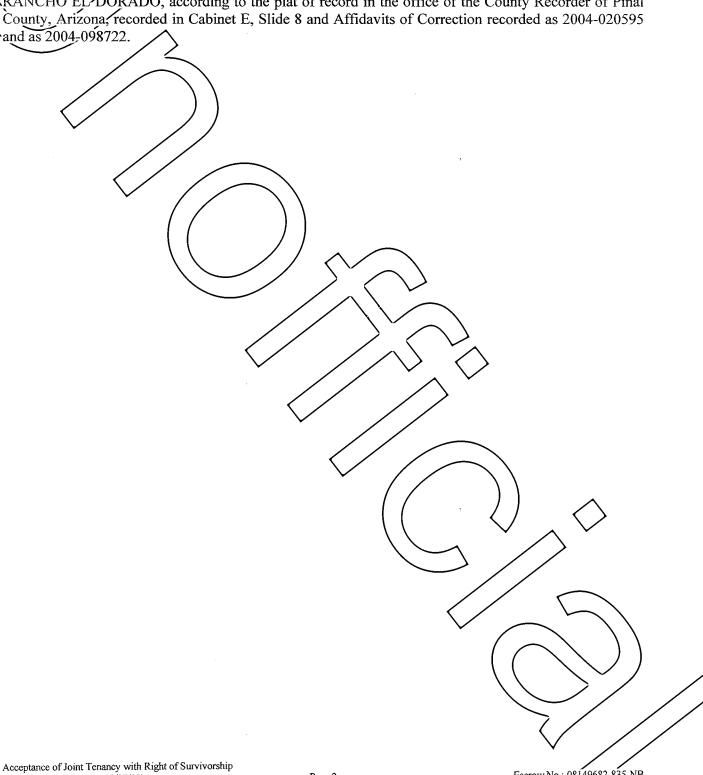
Acceptance of Joint Tenancy with Right of Survivorship ACPTITROS (DSI Rev. 12/27/17)

Page 1

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ACPTJTROS (DSI Rev. 12/27/17)

Page 2

AFFIDAVIT OF PROPERTY VALUE	
1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	FOR RECORDER'S USE ONLY COUNTY OF RECORDATION PINAL
	FEE NO 2022-038616
Primary Parcel: 512-09-087	RECORD DATE 2022-038010 03/31/2022
BOOK MAP PARCEL SPLIT	REGORD DATE 03/31/2022
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	
How many parceis, other than the Primary Parcei, are included in this sale?	
Please list the additional parcels below (attach list if necessary):	
(1) $(2)$ $(3)$	
(3)(4)	9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
2. SELLER'S NAME AND ADDRESS:	<ol> <li>TYPE OF DEED OR INSTRUMENT (Check Only One Box):</li> <li>a. ✓ Warranty Deed</li> <li>d. □ Contract or Agreement</li> </ol>
Opendoor Property Trust I, a Delaware Statutory Trust	b.   Special Warranty Deed  B. Quit Claim Deed
410 N Scottsdale Rd., Suite 1600	c.   Joint Tenancy Deed f.   Other:
Tempe, AZ 85281 /	10. SALE PRICE: \$ 475,000.00
3. (a) BUYER'S NAME AND ADDRESS:	11. DATE OF SALE (Numeric Digits): 01 / 22
Joshua A. Morris	Month / Year
40174 W Coltin Way	12. DOWN PAYMENT \$ 41,568.00
Maricopa, AZ 85138 / /	13. METHOD OF FINANCING:
	a. ☐ Cash (100% of Sale Price) e. ✓ New loan(s) from
(b) Are the Buyer and Seller related? Yes ☐ No ✓ If Yes, state relationship:	financial institution: b. □ Barter or trade (1) ✓ Conventional
4. ADDRESS OF PROPERTY:	(2) □ VA c. □ Assumption of existing loan(s) (3) □ FHA
21077 N. Bustos Way	f.   Other financing; Specify:
Maricopa, AZ 85138	d. ☐ Seller Loan (Carryback)
,	14. PERSONAL PROPERTY (see reverse side for definition):
5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)	(a) Did the Sale Price in Item 10 include Personal Property that
loshua A Morris	impacted the Sale Price by 5 percent or more? Yes □ No ✓
Joshua A. Morris	
21077 N. Bustos Way	(b) If Yes, provide the dollar amount of the Personal Property:
	(b) If Yes, provide the dollar amount of the Personal Property:  \$ 00 AND
21077 N. Bustos Way	(b) If Yes, provide the dollar amount of the Personal Property:  \$ 00 AND  briefly describe the Personal Property:
21077 N. Bustos Way  Maricopa, AZ 85138  (b) Next tax payment due 10/01/2022	(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,
21077 N. Bustos Way  Maricopa, AZ 85138  (b) Next tax payment due 10/01/2022  6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	(b) If Yes, provide the dollar amount of the Personal Property:  \$
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21077 N. Bustos Way  Maricopa, AZ 85138  (b) Next tax payment due 10/01/2022  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. 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 THE FACTS PERTAINING TO THE TRANSFER/OF THE ABOVE DESCRIBE	(b) If Yes, provide the dollar amount of the Personal Property:  \$
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21077 N. Bustos Way  Maricopa, AZ 85138  (b) Next tax payment due 10/01/2022  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. 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 THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBE  Signature of Seller Agent  State of A T i 7 2000 , County of March 20 222	(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 devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes \( \text{D} \) No \( \text{If Yes, briefly describe the solar / energy efficient components:} \)   17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number): Magnus Title Agency LLC   3200 N. Central Ave., Suite 950, Phoenix, AZ 85012. (602) 792-7310     18. LEGAL DESCRIPTION (attach copy if necessary); SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. EFOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF ED PROPERTY.    Signature of Buyer / Agent   State of   1/20/20   County of Magnus Agent   20/20   County of Magnus Agent   20/



RILEY GRABNER Notary Public - Arizona Maricopa Co. / #565494 Expires 05/31/2023



SPENCER HAGGARD.

Notary Public - State of Artzona
MARICOPA COUNTY

My Commission #552394
Expires October 2, 28FRM0135 (DSI Rev. 09/12/19)

Escrow No. 08149682-835-NB
Affidavit of Property Value... Continued
Page 1

## EXHIBIT "A" Legal Description

Lot EIGHTY-SEVEN (87), of THE FINAL PLAT FOR PARCEL 8 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 8 and Affidavits of Correction recorded as 2004-020595 and as 2004-098722.

