



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 04/15/2022 1621  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-045722

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 430138

**WARRANTY DEED**

Effective Date: <b>4/14/2022</b>	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code):  Sheilah Schlamp, having acquired as a widow, has not since remarried, and Shonny Kuenzl; a married woman, as her sole and separate property,  46104 West Dutchman Drive, Maricopa, AZ 85139	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): <b>OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,</b>  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: **46104 West Dutchman Drive, Maricopa, AZ 85139**

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:

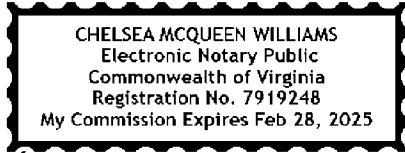
Sheilah Schlamp  
Sheilah Schlamp

STATE OF Virginia  
COUNTY OF Newport News City

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 14th day of April, 2022

Chelsea McQueen Williams  
Notary Public



My Commission Expires: 02/28/2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

GRANTOR:

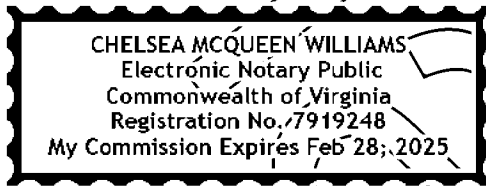
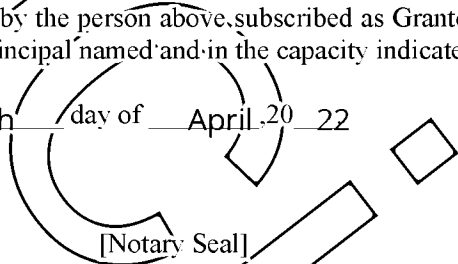
Shonny Kuenzl  
Shonny Kuenzl

STATE OF Virginia  
COUNTY OF Newport News City

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.

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**Exhibit A**

LOT 6, OF MARICOPA MEADOWS PARCEL 14, ACCORDING TO THE PLAT OF RECORD  
IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED  
IN CABINET E, SLIDE 63.

Parcel ID : 512-34-33905

Maricopa

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 512-34-339  
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:  
Sheilah Schlamp and Shonny Kuenzi

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:  
46104 West Dutchman Drive  
Maricopa, AZ 85139

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: 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  Non 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.

**FOR RECORDERS 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: \$ \$483,100.00

11. DATE OF SALE (Numeric Digits): April 15, 2022  
Month / Year

12. DOWN PAYMENT: \$ \$483,100.00

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from  
financial institution:  
b.  Barter or trade (1)  Conventional  
(2)  VA  
c.  Assumption of existing loan(s) (3)  FHA  
f.  Other financing; Specify  
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:  
\$ \_\_\_\_\_ 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

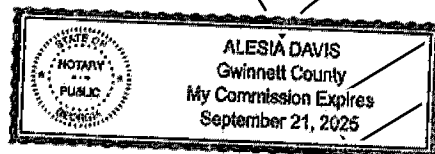
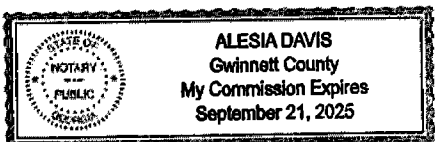
18. LEGAL DESCRIPTION (attach copy if necessary):

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 Gwinnett  
Subscribed and sworn to before me on this 13 day of APR 2022  
Notary Public: [Signature]  
Notary Expiration Date: 9.21.25

Signature of Buyer / Agent: [Signature]  
State of: GA, County of Gwinnett  
Subscribed and sworn to before me on this 13 day of APR 2022  
Notary Public: [Signature]  
Notary Expiration Date: 9.21.25



# EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 46104 West Dutchman Drive, Maricopa, AZ 85139

COUNTY: Pinal

CLIENT CODE: 430138

TAX PARCEL ID/APN: 512-34-33905

LOT 6, OF MARICOPA MEADOWS PARCEL 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 63.

FOR SALE