



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 04/18/2022 1523
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-046398

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 433305

WARRANTY DEED

Effective Date: 4.18.2022	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): CHARLES W. KOCH AND KATHIE J. KOCH, AS TRUSTEES OF THE CHARLES W. KOCH AND KATHIE J. KOCH REVOCABLE TRUST UDT DATED NOVEMBER 4, 1997, AS AMENDED AND RESTATED MARCH 13, 2007, 12557 East Parsons Peak, Gold Canyon, AZ 85118	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: **12557 East Parsons Peak, Gold Canyon, AZ 85118**

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:

**THE CHARLES W. KOCH AND KATHIE J. KOCH
REVOCABLE TRUST UDT DATED NOVEMBER 4,
1997, AS AMENDED AND RESTATED MARCH 13,
2007**

Charles W. Koch

CHARLES W. KOCH, AS TRUSTEE

Kathie J. Koch

KATHIE J. KOCH, AS TRUSTEE

Chester
STATE OF Virginia
COUNTY OF Chesterfield

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 16th day of April, 2022

Shawn Douglas Cofield

Notary Public Electronic Notary Public

[Notary Seal]

My Commission Expires: 02/29/2024

For Warranty Deed 3 pages

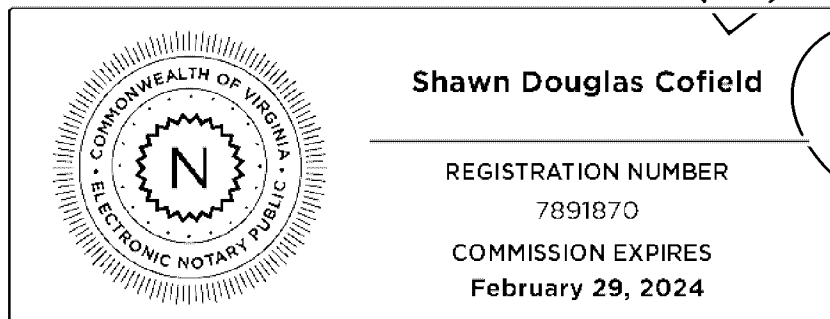


Exhibit A

LOT 75, OF PERALTA CANYON PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED UNDER
FEE NO-2017-55294.

Parcel ID : 104-09-34901

COUNTY OF RECORDATION PINAL
FEE NO 2022-046398
RECORD DATE 04/18/2022

AFFIDAVIT OF PROPERTY VALUE

ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-09-34901

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) _____

SELLER'S NAME AND ADDRESS:

CHARLES W. KOCH AND KATHIE J. KOCH, AS TRUSTEES OF THE
HARLES W. KOCH AND KATHIE J. KOCH REVOCABLE TRUST/UDT DATED
OVEMBER 4, 1997, AS AMENDED AND RESTATED MARCH 13, 2007
12374 E Pivot Peak
Gold Canyon, AZ 85118

(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:

ADDRESS OF PROPERTY:

12557 East Parsons Peak
Gold Canyon, AZ 85118

(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

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

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."

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: \$ \$550,100.00

11. DATE OF SALE (Numeric Digits): April 18, 2022
Month / Year

12. DOWN PAYMENT: \$ \$550,100.00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
c. ☐ Assumption of existing loan(s) 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

State of: GA, County of Gwinnett

Subscribed and sworn to before me on this 18 day of APR 2022

Notary Public

Notary Expiration Date: 9.21.25

Signature of Buyer / Agent

State of: GA, County of Gwinnett

Subscribed and sworn to before me on this 18 day of APR 2022

Notary Public

Notary Expiration Date: 9.21.25

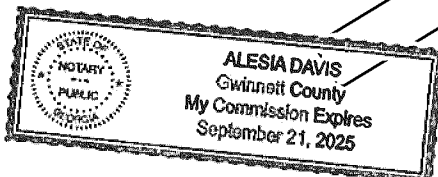
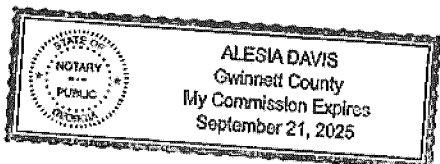


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 12557 East Parsons Peak, Gold Canyon, AZ 85118

COUNTY: Pinal

CLIENT CODE: 433305

TAX PARCEL ID/APN: 104-09-34901

LOT 75, OF PERALTA CANYON PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED UNDER FEE NO 2017-55294.

Proposed