



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/26/2022 1210
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-049863

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 441613

WARRANTY DEED

| | |
|--|---|
| Effective Date: 4-25-22 | County and State where property is located: Pinal County, Arizona |
| GRANTOR (Name, Mailing Address & Zip code): Opendoor Property Trust I, a Delaware Statutory Trust, 410 N Scottsdale Rd, Ste 1600, Tempe, AZ 85281 | GRANTEE (Name, Mailing Address & Zip Code): Baker Street Homes, LLC, a Delaware limited liability company, 300 Montgomery St, Suite 350, San Francisco, CA 94104 |

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: **28232 North Abby Circle, San Tan Valley, AZ 85143**


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 Trust I, a Delaware Statutory Trust

By: Opendoor Labs Inc., as Trust Manager

By: _____ 

Name: **Blake Hardy**

Its: **Authorized Signor**

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this date by the person or persons 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 25th day of April, 2022.



Notary Public



My Commission Expires: 01-15-2025

[Notary Seal]

Exhibit A

LOT 181, OF FINAL PLAT OF JOHNSON RANCH UNIT 28, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 134.

Parcel ID : 210-76-31703

Johnson Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-76-317
 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 Trust I, a Delaware Statutory Trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS: Baker Street Homes, LLC, a
~~Delaware limited liability company~~ Delaware limited liability company
300 Montgomery St, Suite 350,
San Francisco, CA 94104
 (b) Are the Buyer and Seller Related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
28232 North Abby Circle
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Baker Street Homes, LLC, a
~~Delaware limited liability company~~ Delaware limited liability company
300 Montgomery St, Suite 350,
San Francisco, CA 94104
 (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

COUNTY OF RECORDATION PINAL
 FEE NO 2022-049863
 RECORD DATE 04/26/2022

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: \$ \$530,000.00

11. DATE OF SALE (Numeric Digits): April 25, 2022
 Month / Year

12. DOWN PAYMENT: \$ \$530,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 financial institution:
 (1) Conventional
 (2) VA
 (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.

J. Phully
 Signature of Seller / Agent
 State of: GA County of Gwinnett
 Subscribed and sworn to before me on this 18th day of April 2022
 Notary Public AD
 Notary Expiration Date: 9-21-25

J. Phully
 Signature of Buyer / Agent
 State of: GA County of Gwinnett
 Subscribed and sworn to before me on this 18th day of April 2022
 Notary Public AD
 Notary Expiration Date: 9-21-25

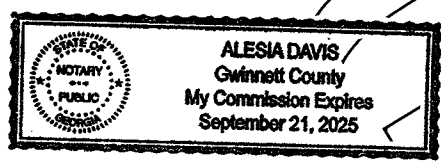
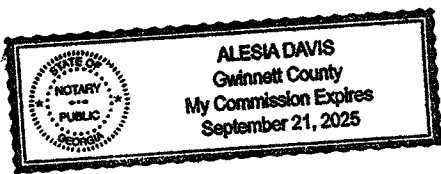


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 28232 North Abby Circle, San Tan Valley, AZ 85143

COUNTY: Pinal

CLIENT CODE: 441613

TAX PARCEL ID/APN: 210-76-31703

LOT 181, OF FINAL PLAT OF JOHNSON RANCH UNIT 28, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 134.

JOHNSON RANCH