



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

DATE/TIME: 05/19/2022 1135

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-059194

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 446275

**WARRANTY DEED**

<p>Effective Date: 5/19/2022</p>	<p>County and State where property is located: Pinal County, Arizona</p>
<p><b>GRANTOR (Name, Mailing Address &amp; Zip code):</b> <b>Errol Belaro and Jane Curamen, husband and wife, as Community Property, with Right of Survivorship,</b>  22644 North Kennedy Drive, Maricopa, AZ 85138</p>	<p><b>GRANTEE (Name, Mailing Address &amp; Zip Code):</b> <b>OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,</b>  410 N Scottsdale Rd, Ste 1600, Tempe, AZ 85281</p>

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: **22644 North Kennedy Drive, Maricopa, AZ 85138**

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:

*Errol Belaro*

Errol Belaro

STATE OF Florida  
COUNTY OF Miami Dade

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.

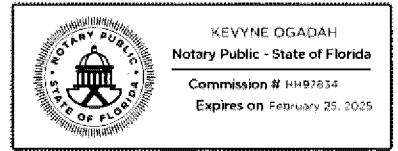
WITNESS my hand and stamp or seal, this 19th day of May, 2022

*Keyvne M. Ogadah*

Keyvne Ogadah

Notary Public

[Notary Seal]



Notarized online using audio-video communication

My Commission Expires: 02/25/2025

ID provided by Mr. Errol Belaro is a State of Arizona Driver's License. Notarized on 19th May, 2022

GRANTOR:

*Jane curamen*

Jane Curamen

STATE OF Florida  
COUNTY OF Miami Dade

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.

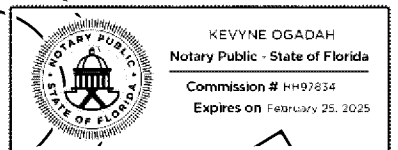
WITNESS my hand and stamp or seal, this 19th day of May, 2022

*Keyvne M. Ogadah*

Keyvne Ogadah

Notary Public

[Notary Seal]



My Commission Expires: 02/25/2025

ID provided by Mrs. Jane Curamen is a State of Arizona Driver's License. Notarized on 19th May, 2022

Notarized online using audio-video communication

**Exhibit A**

LOT 3, OF PHASE II PARCEL 23 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 189.

Parcel ID: 512-06-38100

DORADO  
S.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 512-06-38100  
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:  
Errol Belaro and Jane Curamen  
22644 North Kennedy Drive  
Maricopa, AZ 85138

3. (a) BUYER'S NAME AND ADDRESS:  
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust  
410 N Scottsdale Rd Ste 1600  
Tempe, AZ 85281  
(c) Are the Buyer and Seller Related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
22644 North Kennedy Drive  
Maricopa, AZ 85138

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: \$ 385,400.00  
11. DATE OF SALE (Numeric Digits): May 19, 2022  
Month / Year  
12. DOWN PAYMENT: \$ 385,400.00  
13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from  
financial institution:  
(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: \_\_\_\_\_

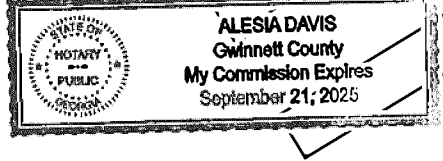
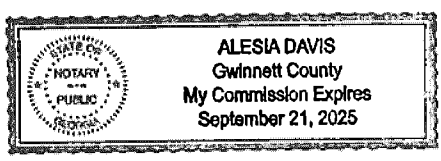
17. PARTY COMPLETING AFFIDAVIT:  
OS National, LLC  
1225 W Washington St, Unit 118  
Tempe, AZ 85281

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 18 day of May, 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 18 day of May, 2022  
Notary Public: [Signature]  
Notary Expiration Date: 9.21.25



## EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 22644 North Kennedy Drive, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: 446275

TAX PARCEL ID/APN: 512-06-38100

LOT 3, OF PHASE II PARCEL 23 AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 189.

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