



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross
Electronically Recorded

DATE/TIME: 05/27/2022 1024

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-062380

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 429350

WARRANTY DEED

Effective Date: 05/27/2022	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): John R Roden and Charlene C Roden, husband and wife, as Community Property, with Right of Survivorship, 36154 West Marin Avenue, Maricopa, AZ 85138	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: **36154 West Marin Avenue, Maricopa, AZ 85138**

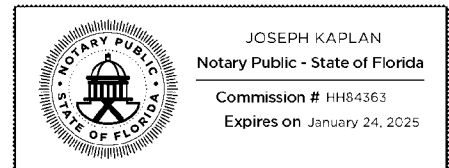
Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

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:

John R Roden
John R Roden

STATE OF Florida
COUNTY OF Volusia



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.
by John R Roden

WITNESS my hand and stamp or seal, this 24th day of May, 2022.

produced id Az DRIVER LICENSE

Joseph Kaplan Online Notary
Notary Public Joseph Kaplan

[Notary Seal]

My Commission Expires: 01/24/2025

Notarized online using audio-video communication

GRANTOR:

Charlene C Roden
Charlene C Roden

STATE OF Florida
COUNTY OF Volusia

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.
by Charlene C Roden

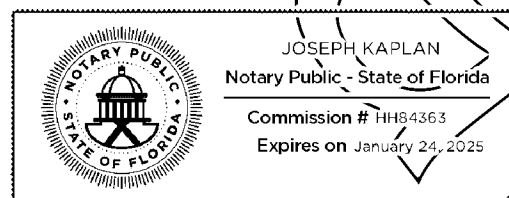
WITNESS my hand and stamp or seal, this 24th day of May, 2022.

produced id AZ DRIVER LICENSE

Joseph Kaplan Online Notary
Notary Public Joseph Kaplan

[Notary Seal]

My Commission Expires: 01/24/2025



Notarized online using audio-video communication

Exhibit A

LOT 27 OF TORTOSA-NW PARCEL 12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 99 AND CERTIFICATES OF CORRECTION RECORDED IN DOCUMENT NO. 2005-018363 AND FEE NO. 2005-062202, OF OFFICIAL RECORDS.

Parcel ID : 502-53-27304

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 502-53-27304
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:
John R Roden and Charlene C Roden
2221 Nantucket Drive
Johnson City, TN 37604

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:
36154 West Marin Avenue
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: \$ 457,800.00

11. DATE OF SALE (Numeric Digits): May 27, 2022
Month / Year

12. DOWN PAYMENT: \$ 457,800.00

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

State of: Georgia County of: Walton

Subscribed and sworn to before me on this 26 day of May 2022

Notary Public

Notary Expiration Date:

Signature of Buyer / Agent

State of: Georgia County of: Walton

Subscribed and sworn to before me on this 26 day of May 2022

Notary Public

Notary Expiration Date:

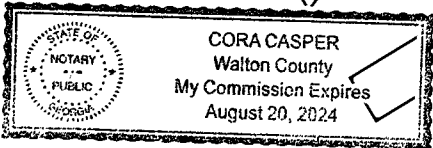
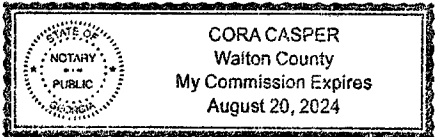


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 36154 West Marin Avenue, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: 429350

TAX PARCEL ID/APN: 502-53-27304

LOT 27 OF TORTOSA-NW PARCEL 12, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 99 AND CERTIFICATES OF CORRECTION RECORDED IN DOCUMENT NO. 2005-018363 AND FEE NO. 2005-062202, OF OFFICIAL RECORDS.