



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/21/2022 1441

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-071147

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 449350

WARRANTY DEED

<p>Effective Date: 6/16/2022</p>	<p>County and State where property is located: Pinal County, Arizona</p>
<p>GRANTOR (Name, Mailing Address & Zip code): Regina Lampman and Donald E. Lampman, wife and husband, as Community Property, with Right of Survivorship, 329 East Gold Dust Way, San Tan Valley, AZ 85143</p>	<p>GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, 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: **329 East Gold Dust Way, 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:

Regina Lampman

Regina Lampman

STATE OF _____
COUNTY OF _____

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 _____ day of _____, 20__.

Attached certificate

Notary Public

Attached certificate

[Notary Seal]

My Commission Expires: _____

GRANTOR:

Donald E. Lampman

Donald E. Lampman

STATE OF Arizona
COUNTY OF Pinal

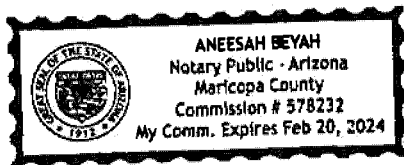
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 16th day of JUNE 2022, by Donald E. Lampman

Aneesah Beyah, Notary Public
Notary Public Aneesah Beyah

[Notary Seal]

My Commission Expires: FEB 20 2024



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Pinal } ss.

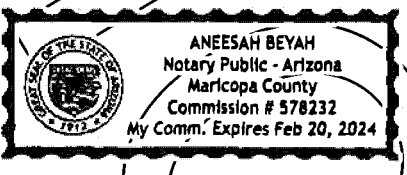
On this the 16th day of June, 2022, before me,
Day Month Year

Aneesah Beyah, the undersigned Notary Public,
Name of Notary Public

personally appeared Regina Lampman
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.
Aneesah Beyah
Signature of Notary Public

Aneesah Beyah
February 20, 2024

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

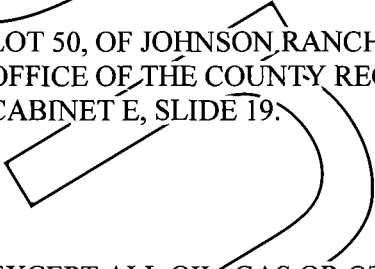
Document Date: June 16, 2022 Number of Pages: Two

Signer(s) Other Than Named Above: Donald E. Lampman



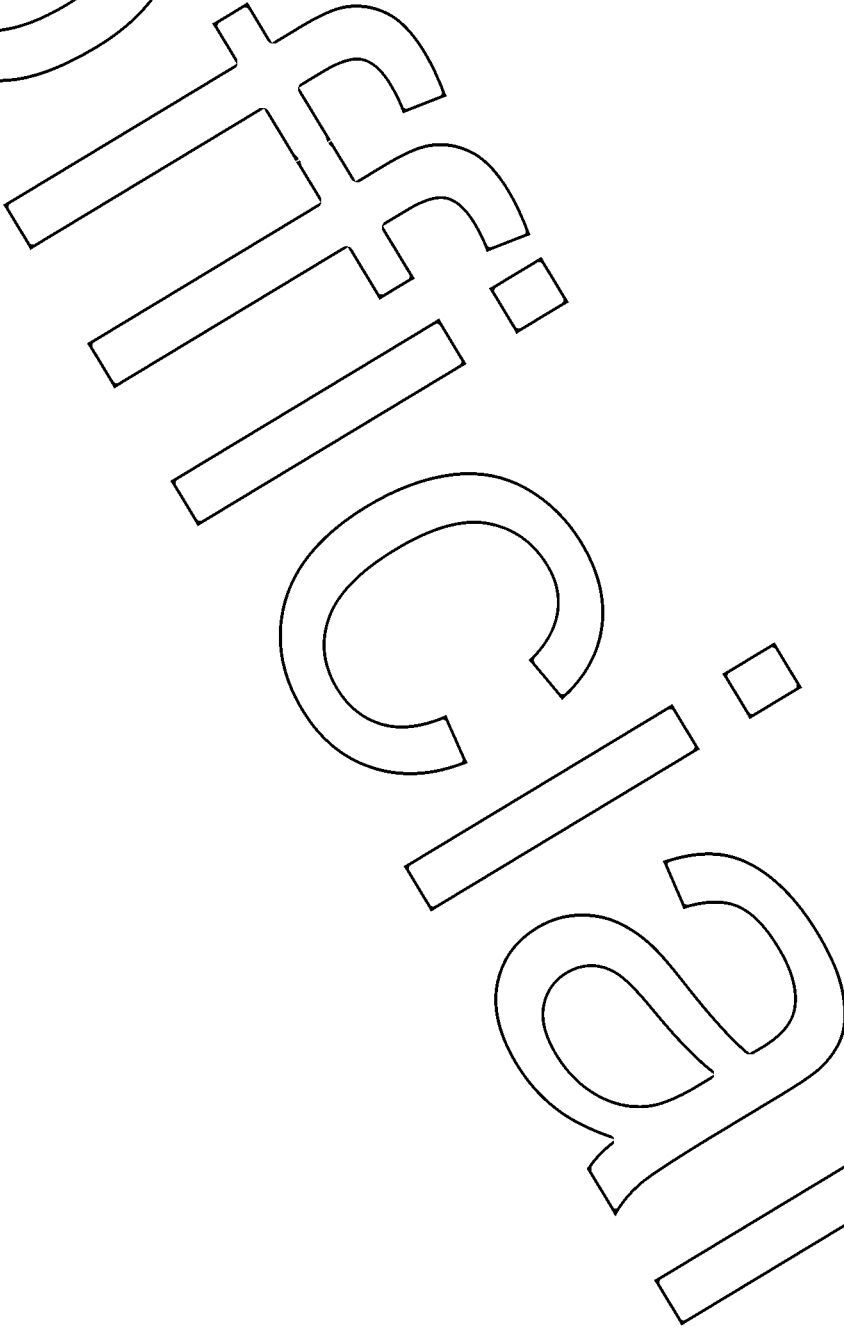
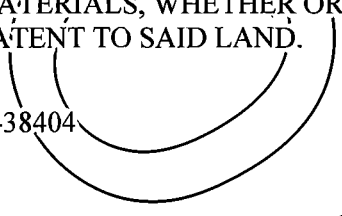
Exhibit A

LOT 50, OF JOHNSON RANCH UNIT 23A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 19.



EXCEPT ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND ALL MATERIALS WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT TO SAID LAND.

Parcel ID : 210-70-38404



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-70-38404
 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:
Regina Lampman and Donald E. Lampman
6634 Axis Street SE
Lacey, WA 98513

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:
329 East Gold Dust Way
San Tan Valley, AZ 85143

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

COUNTY OF RECORDATION PINAL
 FEE NO 2022-071147
 RECORD DATE 06/21/2022

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: \$ 557,500.00

11. DATE OF SALE (Numeric Digits): June 21, 2022
 Month / Year

12. DOWN PAYMENT: \$ 557,500.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from
 financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 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) [Signature]
 State of: GA, County of Gwinnett
 Subscribed and sworn to before me on this 16 day of JUNE 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 16 day of JUNE 2022
 Notary Public [Signature]
 Notary Expiration Date: 9.21.25

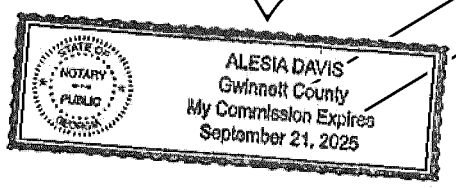
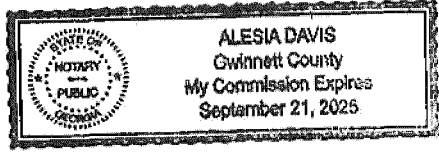


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 329 East Gold Dust Way, San Tan Valley, AZ 85143

COUNTY: Pinal

CLIENT CODE: 449350

TAX PARCEL ID/APN: 210-70-38404

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