



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**  
Dana Lewis  
Electronically Recorded

DATE/TIME: 10/11/2022 0947  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-106450

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 486756

**WARRANTY DEED**

Effective Date:  10/11/2022	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): <b>Christine Alyse Reynolds, joined by her husband, Jason Reynolds aka Jason A. Reynolds,</b>  2433 West Hayden Peak Drive, Queen Creek, AZ, 85142	<b>GRANTEE</b> -(Name, Mailing Address & Zip Code): <b>OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,</b>  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: **2433 West Hayden Peak Drive, Queen Creek, AZ 85142**

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:**

*Christine Alyse Reynolds*

Christine Alyse Reynolds

STATE OF Texas  
COUNTY OF Collin

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 5th day of October, 2022.

*Akbar Ahmed*

Notary Public Texas Akbar Ahmed

[Notary Seal]

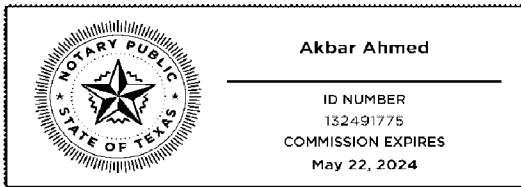
My Commission Expires: 05/22/2024

Notarized online using audio-video communication

**GRANTOR:**

*Jason Reynolds*

Jason Reynolds aka Jason A. Reynolds



STATE OF Texas  
COUNTY OF Collin

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 5th day of October, 2022.

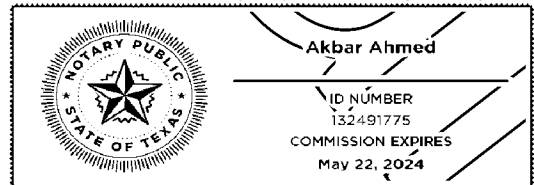
*Akbar Ahmed*

Notary Public Texas Akbar Ahmed

[Notary Seal]

My Commission Expires: 05/22/2024

Notarized online using audio-video communication



**Exhibit A**

**LOT 79, THE VILLAGES AT SAN TAN HEIGHTS PARCEL 9, ACCORDING TO CABINET D OF MAPS, SLIDE 41, RECORDS OF PINAL COUNTY, ARIZONA.**

Parcel ID : 509-02-63509

Boffis

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 509-02-63509

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:**

Christine Alyse Reynolds  
9763 E Thornbush Ave  
Mesa, AZ-85212

**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:**

2433 West Hayden Peak Drive  
Queen Creek, AZ 85142

**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: 03/01/2023

**6. PROPERTY TYPE (for Primary Parcel: NOTE: Check Only One Box)**

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home
- i.  Other Use; Specify: \_\_\_\_\_

**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 2022-106450  
RECORD DATE 10/11/2022

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other

**10. SALE PRICE:** \$ \$343,000.00

**11. DATE OF SALE (Numeric Digits):** October 11, 2022  
Month / Year

**12. DOWN PAYMENT:** \$ \$343,000.00

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:
  - (1)  Conventional
  - (2)  VA
  - (3)  FHA
  - f.  Other financing; Specify \_\_\_\_\_

**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 Walton

Subscribed and sworn to before me on this 10 day of Oct 2022

Notary Public

Notary Expiration Date: \_\_\_\_\_

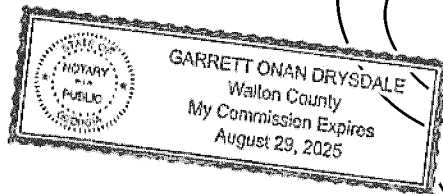
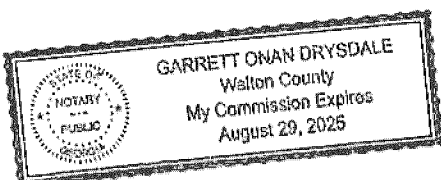
Signature of Buyer / Agent

State of: GA County of Walton

Subscribed and sworn to before me on this 10 day of Oct 2022

Notary Public

Notary Expiration Date: \_\_\_\_\_



# EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 2433 West Hayden Peak Drive, Queen Creek, AZ 85142

COUNTY: Pinal

CLIENT CODE: 486756

TAX PARCEL ID/APN: 509-02-63509

LOT 79, THE VILLAGES AT SANTAN HEIGHTS PARCEL 9, ACCORDING TO CABINET D OF MAPS, SLIDE 41,  
RECORDS OF PINAL COUNTY, ARIZONA.

BLANKS