



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

Electronically Recorded

DATE/TIME: 03/24/2023 1528

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-021118

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 508987

**WARRANTY DEED**

Effective Date: 03/23/2023	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</b> (Name, Mailing Address & Zip code): <b>Opendoor Property C LLC, a Delaware limited liability company,</b>  410 N. Scottsdale Rd., Ste 1600, Tempe, AZ 85281	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): <b>Wilbert Ivory and Patricia Ivory, as Community Property, with Right of Survivorship,</b>  2369 West Arroyo Way San Tan Valley, AZ 85142

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: **2369 West Arroyo Way, San Tan Valley, 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:**

**OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company**

By: Opendoor Property Holdco C LLC, its sole member  
By: OD Intermediate Holdco C LLC, its sole member  
By: Opendoor Labs Inc., its sole member

By: [Signature]  
Name: Elizabeth Orozco  
Title: Authorized Signer

STATE OF ARIZONA

COUNTY OF Maricopa

On the 23 day of March, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared, Elizabeth Orozco, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., the sole Member of OD Intermediate Holdco C LLC, the sole Member of Opendoor Property Holdco C LLC, the sole Member of Opendoor Property C LLC, a Delaware limited liability company, and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

WITNESS my hand and stamp or seal, this 23 day of March, 2023

[Signature]  
Notary Public

My Commission Expires: 01-15-2025

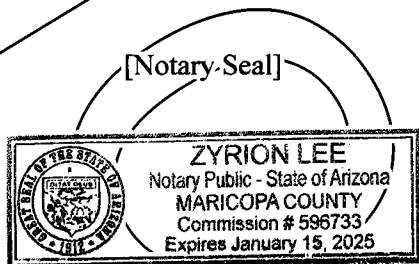


Exhibit A

LOT 1274, OF MORNING SUN FARMS UNIT 4C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS FEE NO. 2013-067837.

Parcel ID : 509-03-69504

MORNING SUN FARMS

FILE #: 508987

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

Wilbert Ivory and Patricia Ivory, as Community Property, with Right of Survivorship, each being duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated the 23 day of MARCH, 2023 and executed by Opendoor Property C LLC, a Delaware limited liability company, as Grantor, to Wilbert Ivory and Patricia Ivory, as Community Property, with Right of Survivorship, as Grantee, and which conveys certain premises described as:

See Attached Exhibit "A"

to the Grantee named therein, as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common, nor as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest we may have in said premises under the terms of said Deed as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.

Date this 23 day of March, 2023

Wilbert Ivory  
Wilbert Ivory  
Patricia M Ivory  
Patricia Ivory

**ARIZONA**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

**PINAL**

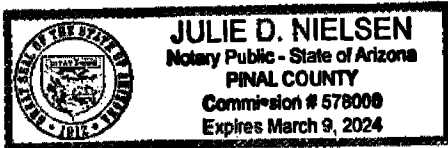
This instrument was acknowledged before me this date by Wilbert Ivory and Patricia Ivory who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and stamp or seal, this 23 day of March, 2023

Julie D. Nielsen Notary Public  
Notary Public

[Notary Seal]

My Commission Expires: 3/9/2024



U

B

Exhibit A

LOT 1274, OF MORNING SUN FARMS UNIT 4C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS FEE NO. 2013-067837.

Parcel ID: 509-03-69504

O

F

C

%

S

L

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 509-03-69504  
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 C LLC, a Delaware limited liability company  
410 N. Scottsdale Rd. Ste 1600  
Tempe, AZ 85281

**3. (a) BUYER'S NAME AND ADDRESS:**

Wilbert Ivory Patricia Ivory  
2369 West Arroyo Way  
San Tan Valley, AZ 85142

(b) Are the Buyer and Seller Related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

2369 West Arroyo Way  
San Tan Valley, AZ 85142

**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**

Wilbert Ivory  
2369 West Arroyo Way  
San Tan Valley, AZ 85142

(b) Next tax payment due: 10/01/2023

**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  
 Affixed  Non Affixed
- 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, et

**FOR RECORDERS USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-021118  
RECORD DATE 03/24/2023

**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:** \$ 7475,000.00

**11. DATE OF SALE (Numeric Digits):** March 23, 2023  
Month / Year

**12. DOWN PAYMENT:** \$ \$0.00

**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

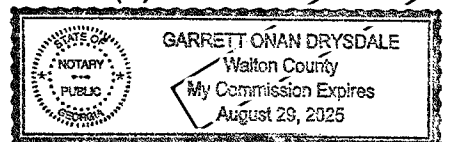
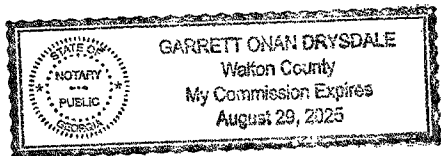
**18. LEGAL DESCRIPTION (attach copy if necessary):**

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]  
Signature of Seller / Agent  
State of: GA, County of Walton  
Subscribed and sworn to before me on this 22 day of Mar 2023  
Notary Public [Signature]  
Notary Expiration Date: \_\_\_\_\_

[Signature]  
Signature of Buyer / Agent  
State of: GA, County of Walton  
Subscribed and sworn to before me on this 22 day of Mar 2023  
Notary Public [Signature]  
Notary Expiration Date: \_\_\_\_\_



## EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 2369 West Arroyo Way, San Tan Valley, AZ 85142

COUNTY: Pinal

CLIENT CODE: 508987

TAX PARCEL ID/APN: 509-03-69504

LOT 1274, OF MORNING SUN FARMS UNIT 4C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS FEE NO. 2013-067837.

MORNING SUN FARMS