



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 08/09/2023 1326  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2023-058634

**WHEN RECORDED MAIL TO:**

OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD, SUITE 400  
DULUTH, GA 30096  
FILE #: 521353

**WARRANTY DEED**

Effective Date: <i>Aug 3, 2023</i>	County and State where property is located: Pinal County, Arizona
<b>GRANTOR</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	<b>GRANTEE</b> (Name, Mailing Address & Zip Code): <b>Austin Dalton Pena and Jessica Pena, husband and wife, as Community Property, with Right of Survivorship</b>  1219 East Avenida Ellena Casa Grande, AZ 85122

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: **1219 East Avenida Ellena, Casa Grande, AZ 85122**

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 Trust I, a Delaware Statutory Trust**

**By: Opendoor Labs Inc., as Trust Manager**

By: 

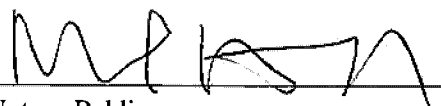
**Name: Kylie Ottney**

**Its: Authorized Signor**

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me this date by the person or persons 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 3 day of August, 2023.

  
\_\_\_\_\_  
Notary Public



My Commission Expires: 08-01-2023

[Notary Seal]

Exhibit A

LOT 41, OF RANCHO GRANDE FOUR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE 61.

Parcel ID : 505-44-04107

BOOK 16 OF MAPS, PAGE 61

FILE#: 521353

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

Austin Dalton Pena and Jessica Pena, husband and wife, 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 8<sup>TH</sup> day of AUGUST, 2023 and executed by OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, as Grantor, to Austin Dalton Pena and Jessica Pena, husband and wife, 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 8<sup>TH</sup> day of AUGUST, 2023.

Austin Dalton Pena  
Austin Dalton Pena

Jessica Pena  
Jessica Pena

STATE OF ARIZONA

COUNTY OF PINAL

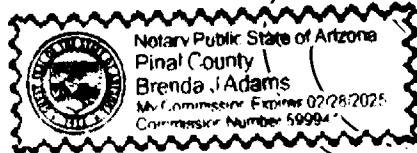
This instrument was acknowledged before me this date by Austin Dalton Pena and Jessica Pena who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and stamp or seal, this 8<sup>TH</sup> day of AUGUST, 2023

[Signature] - NOTARY PUBLIC  
Notary Public

My Commission Expires: 2/28/2025

[Notary Seal]



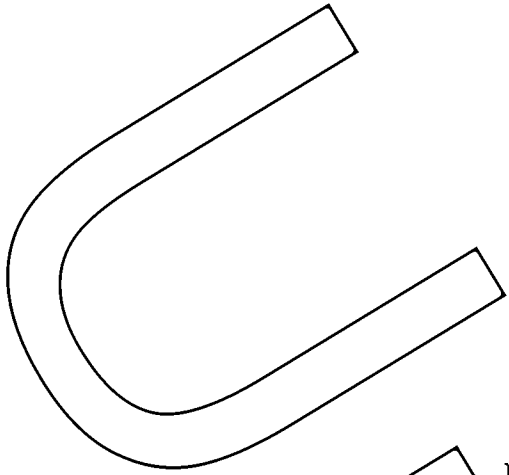
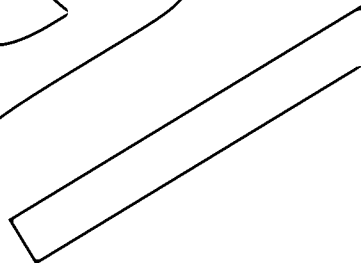
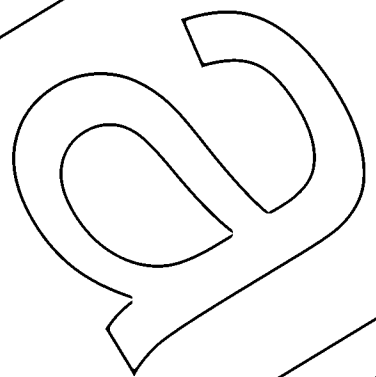
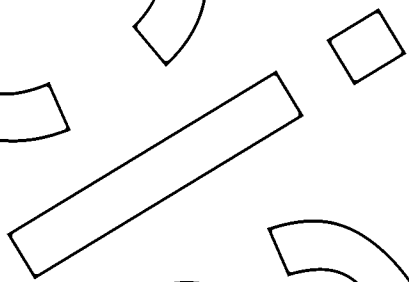
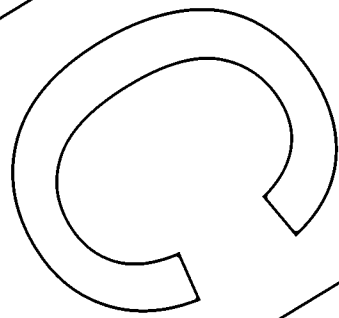
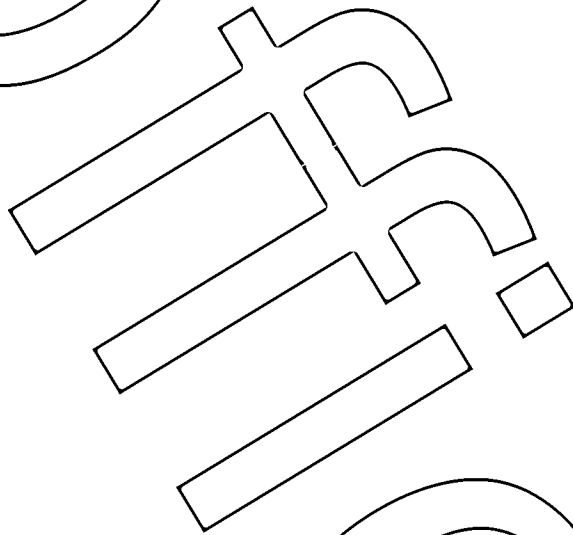
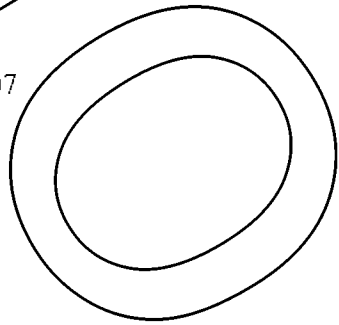


Exhibit A

LOT 41, OF RANCHO GRANDE FOUR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE 61.

Parcel ID: 505-44-04107



# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 505-44-04107

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 TRUST I, a Delaware statutory trust  
410 N Scottsdale Rd Ste 1600  
Tempe, AZ 85281

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

Austin Dalton Pena Jessica Pena  
1219 East Avenida Ellena  
Casa Grande, AZ 85122

(b) Are the Buyer and Seller Related? Yes  No

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

1219 East Avenida Ellena  
Casa Grande, AZ 85122

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

Austin Dalton Pena and Jessica Pena  
1219 East Avenida Ellena  
Casa Grande, AZ 85122

(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, etc.

**FOR RECORDERS USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2023-058634  
 RECORD DATE 08/09/2023

**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:** \$ 300,000.00

**11. DATE OF SALE (Numeric Digits):** August 3, 2023  
 Month / Year

**12. DOWN PAYMENT:** \$ \$-6,450.00

**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

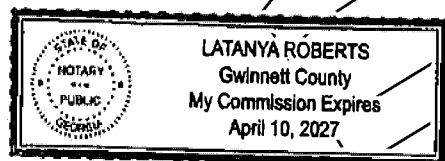
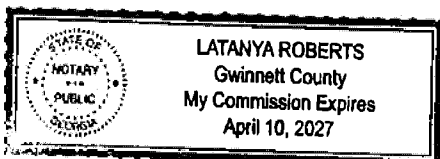
**18. LEGAL DESCRIPTION (attach copy if necessary):**

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 [Signature]  
 State of: GA, County of Gwinnett  
 Subscribed and sworn to before me on this 1 day of Aug, 2023  
 Notary Public [Signature]  
 Notary Expiration Date: \_\_\_\_\_

Signature of Buyer/Agent [Signature]  
 State of: GA, County of Gwinnett  
 Subscribed and sworn to before me on this 1 day of Aug, 2023  
 Notary Public [Signature]  
 Notary Expiration Date: \_\_\_\_\_



# EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 1219 East Avenida Ellena, Casa Grande, AZ 85122

COUNTY: Pinal

CLIENT CODE: 521353

TAX PARCEL ID/APN: 505-44-04107

LOT 41, OF RANCHO GRANDE FOUR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE 61.

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