



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

DATE/TIME: 01/23/2025 1420

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-005198

WHEN RECORDED MAIL-TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 571176

WARRANTY DEED

Effective Date: 1/22/2025	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): JSK Homes, LLC, an Arizona Limited Liability Company 11818 N. 55th Place Scottsdale, AZ 85254	GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust 410 N Scottsdale Rd Ste 1600 Tempe, AZ 85288

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: **29219 North Red Finch Drive, 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:

JSK Homes, LLC, an Arizona Limited Liability Company

By:

Jesse Kibler, Managing Manager
Jesse Kibler, Managing Manager

STATE OF ARIZONA
COUNTY OF MARICOPA

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 22ND day of JANUARY 25

Keith E Mitchell
Notary Public

[Notary Seal]

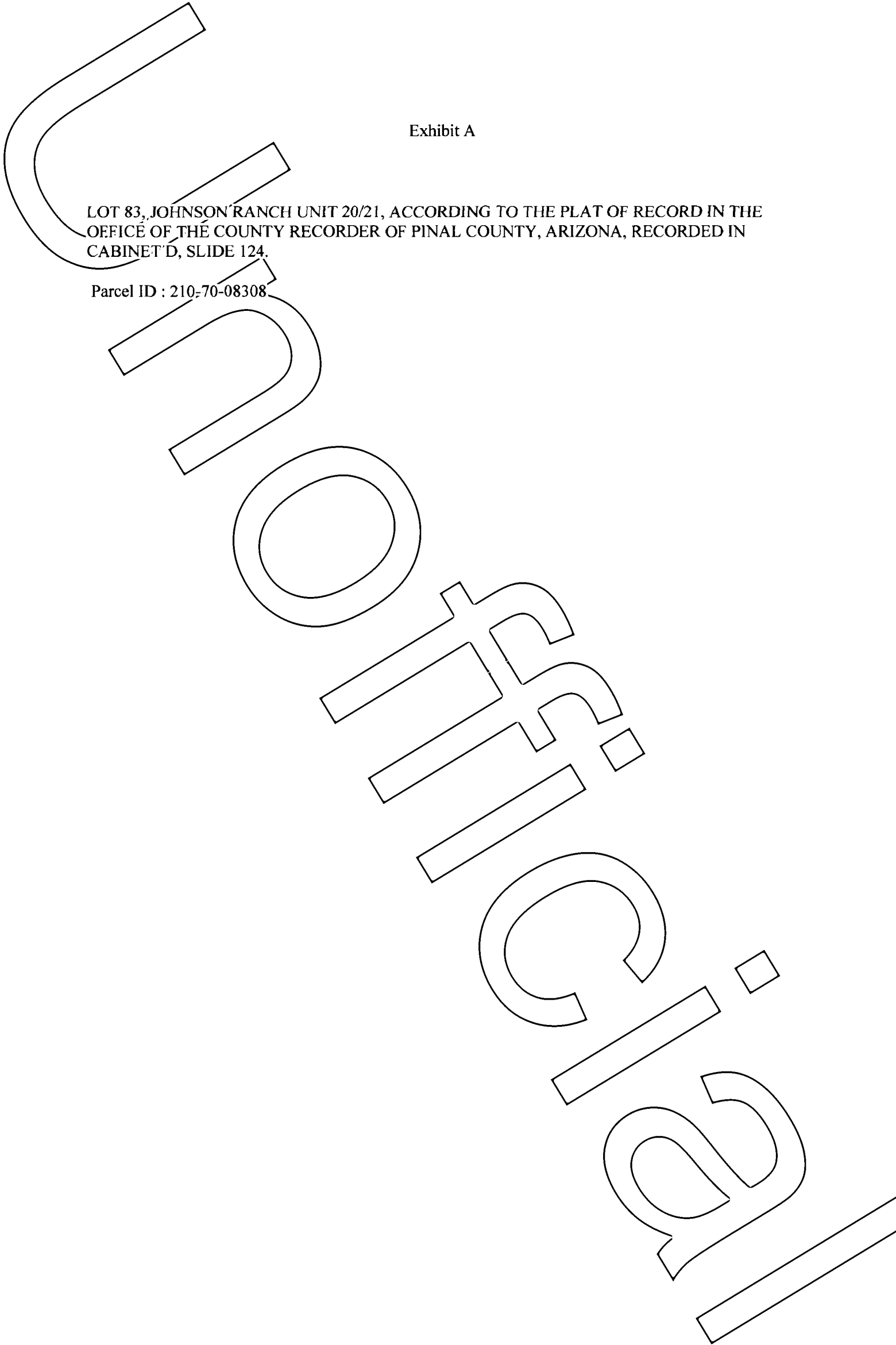
My Commission Expires: 4/4/27



Exhibit A

LOT 83, JOHNSON RANCH UNIT 20/21, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 124.

Parcel ID : 210-70-08308



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-70-08308

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:

JSK Homes, LLC, an Arizona Limited Liability Company
11818 N. 55th Place
Scottsdale, AZ 85254

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

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

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

4. ADDRESS OF PROPERTY:

29219 North Red Finch Drive
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 85288
(b) Next tax payment due: 03/01/2025

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
i. 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.

COUNTY OF RECORDATION PINAL
FEE NO 2025-005198
RECORD DATE 01/23/2025

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: \$ \$342,800.00

11. DATE OF SALE (Numeric Digits): January 23, 2025
Month / Year

12. DOWN PAYMENT: \$ \$342,800.00

13. METHOD OF FINANCING:

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

Subscribed and sworn to before me on this 22 day of Jan 2025

Notary Public

Notary Expiration Date: Dec. 9, 2026

Signature of Buyer / Agent

State of: CA County of Orange

Subscribed and sworn to before me on this 22 day of Jan 2025

Notary Public

Notary Expiration Date: Dec. 9, 2026

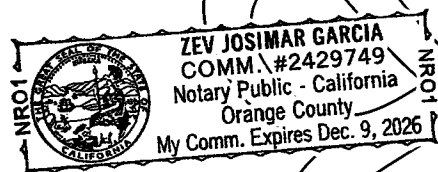
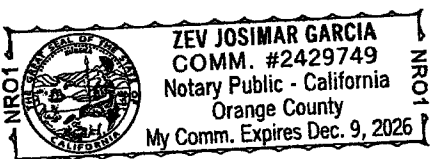


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 29219 North Red Finch Drive, San Tan Valley, AZ 85143

COUNTY: Pinal

CLIENT CODE: 571176

TAX PARCEL ID/APN: 210-70-08308

LOT 83, JOHNSON RANCH UNIT 20/21, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 124.

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