



DATE/TIME: 04/07/2025 0909

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-026721

WHEN RECORDED MAIL TO:

OS NATIONAL, LLC
3097 SATELLITE BOULEVARD, SUITE 400
DULUTH, GA 30096
FILE #: 577949

WARRANTY DEED

Effective Date: April 4, 2025	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Luz Castro, an unmarried woman 312 E Randy Street Avondale, AZ 85323	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: 41341 West Parkhill Drive, Maricopa, AZ 85138

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:

Luz Castro
Luz Castro

STATE OF ARIZONA
COUNTY OF PINAL

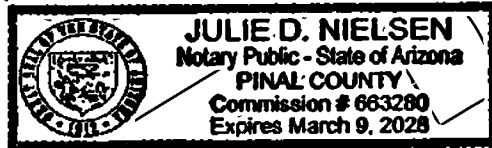
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 4 day of April, 2025.

Julie D. Nielsen
Notary Public

[Notary Seal]

My Commission Expires: 3/09/2028



ARIZONA
PINAL COUNTY

Exhibit A

LOT 79, OF RANCHO EL DORADO PHASE III, PARCEL 33, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA,
RECORDED IN CABINET F, SLIDE 187.

Parcel ID : 512-45-07905

EL DORADO
PHASE III
C/S

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-45-07905

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:

Luz Castro
312 E Randy Street
Avondale, AZ 85323

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:

41341 West Parkhill Drive
Maricopa, AZ 85138

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: 10/01/2025

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 2025-026721
RECORD DATE 04/07/2025

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: \$ \$309,400.00

11. DATE OF SALE (Numeric Digits): April 7, 2025

Month / Year

12. DOWN PAYMENT: \$ \$309,400.00

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.

Cynthia M...
Signature of Seller / Agent
State of: GA, County of Gwinnett
Subscribed and sworn to before me on this 7 day of April 2025
Notary Public [Signature]
Notary Expiration Date: _____

Cynthia M...
Signature of Buyer / Agent
State of: GA, County of Gwinnett
Subscribed and sworn to before me on this 7 day of April 2025
Notary Public [Signature]
Notary Expiration Date: _____

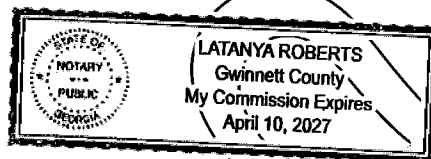
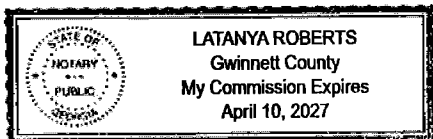


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 41341 West Parkhill Drive, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: 577949

TAX PARCEL ID/APN: 512-45-07905

LOT 79, OF RANCHO EL DORADO PHASE III, PARCEL 33, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 187.

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