



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

DATE/TIME: 11/05/2025 0954
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-089709

WHEN RECORDED MAIL TO:

OS National LLC
3097 Satellite Blvd., Suite 230
Duluth, GA 30096
FILE #: 598178

WARRANTY DEED

Effective Date: October 30, 2025	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Harry L. Wheeler, a Married Man as his Sole and Separate Property 10143 W. Sasabe Drive Arizona City, AZ 85123	GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust 1295 W. Washington St, Suite 115 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: **41404 West Coltin Way, 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:

Harry L. Wheeler
Harry L. Wheeler

STATE OF Arizona
COUNTY OF Pinal

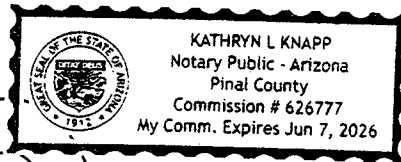
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 30th day of Oct, 2025

Kathryn L Knapp
Notary Public

[Notary Seal]

My Commission Expires: 06.07.2026



Large diagonal watermark text: 'KATHRYN L. KNAPP' and 'NOTARY PUBLIC'.

Exhibit A

LOT 18, FINAL PLAT FOR PARCEL 5 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 138, AND AFFIDAVITS OF CORRECTION RECORDED IN FEE NO. 2005-169427 AND FEE NO. 2006-006735

Parcel ID : 512-43-45702

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-43-45702

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:

Harry L. Wheeler
10143 W. Sasabe Drive
Arizona City, AZ-85123

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

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1295 W. Washington St Suite 115
Tempe, AZ 85281

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

4. ADDRESS OF PROPERTY:

41404 West Coltin Way
Maricopa, AZ 85138

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

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1295 W. Washington St Suite 115
Tempe, AZ 85281
(b) Next tax payment due: 03/01/2026

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
 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.

FOR RECORDERS USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-089709
RECORD DATE 11/05/2025

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: \$ \$307,800.00

11. DATE OF SALE (Numeric Digits): November 5, 2025
Month / Year

12. DOWN PAYMENT: \$ \$307,800.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- 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]
Signature of Seller / Agent

State of: CA, County of Orange

Subscribed and sworn to before me on this 27 day of Oct 2025

Notary Public _____

Notary Expiration Date: _____

[Signature]
Signature of Buyer / Agent

State of: CA, County of Orange

Subscribed and sworn to before me on this 27 day of Oct 2025

Notary Public _____

Notary Expiration Date: _____

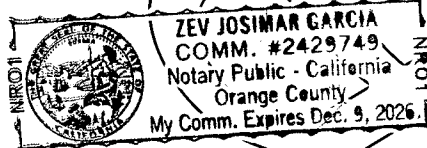
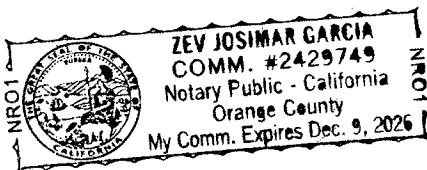


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 41404 West Coltin Way, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: 598178

TAX PARCEL ID/APN: 512-43-45702

LOT 18, FINAL PLAT FOR PARCEL 5 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 138, AND AFFIDAVITS OF CORRECTION RECORDED IN FEE NO. 2005-169427 AND FEE NO. 2006-006735

HOMESTEAD NORTH