



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 11/19/2025 1256

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-093655

WHEN RECORDED MAIL TO: OS National LLC
3097 Satellite Blyd., Suite 230
Duluth, GA 30096
FILE #: 597475

WARRANTY DEED

Effective Date: 11/17/2025	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Wonder Scott, an unmarried woman 46057 West Dutchman Drive, Maricopa, AZ 85139	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: 46057 West Dutchman Drive, Maricopa, AZ 85139

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:


Wonder Scott

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 17 day of NOV, 2025

Julie D. Nielsen, Public
Notary Public

[Notary Seal]

My Commission Expires: 3/09/2028

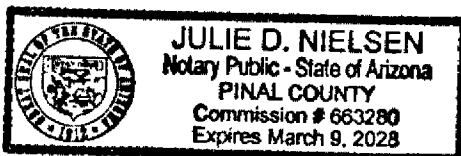


Exhibit A

LOT 20, OF MARICOPA MEADOWS, PARCEL 14, ACCORDING TO THE PLAT THEREOF,
RECORDED IN CABINET E, SLIDE 63, RECORDS OF PINAL COUNTY, ARIZONA.

Parcel ID : 512-34-35306

FOR SALE

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 2/8/2019 are as follows:

Name

Address

Opendoor Property Trust I

1295 W. Washington St, Ste 115, Tempe, AZ 85281

By: Brad Bonney

authorized signor - Opendoor Property Trust I

(Signature of Trustee)

(Signature of Trustee)

As Trustee (s) of The Opendoor Brokerage LLC

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 512-34-35306
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:
Wonder Scott
46057 West Dutchman Drive
Maricopa, AZ 85139

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:
46057 West Dutchman Drive
Maricopa, AZ 85139

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

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: \$ \$317,300.00

11. DATE OF SALE (Numeric Digits): November 19, 2025
Month / Year

12. DOWN PAYMENT: \$ \$317,300.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
f. Other financing; Specify:
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: [Signature]
State of: GA, County of Gwinnett
Subscribed and sworn to before me on this 12 day of Nov 2025
Notary Public: [Signature]
Notary Expiration Date: 9.21.29

Signature of Buyer / Agent: [Signature]
State of: GA, County of Gwinnett
Subscribed and sworn to before me on this 12 day of Nov 2025
Notary Public: [Signature]
Notary Expiration Date: 9.21.29

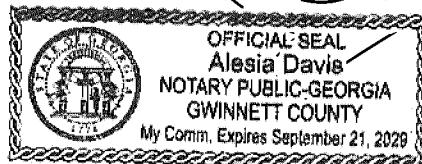
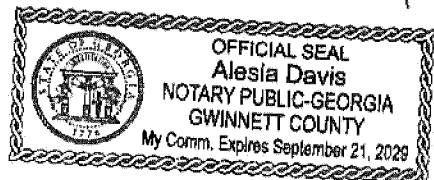


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 46057 West Dutchman Drive, Maricopa, AZ 85139

COUNTY: Pinal

CLIENT CODE: 597476

TAX PARCEL ID/APN: 512-34-35306

LOT 20, OF MARICOPA MEADOWS, PARCEL 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET E, SLIDE 63, RECORDS OF PINAL COUNTY, ARIZONA.

TOP SECRET