



DATE/TIME: 11/26/2025 1157
FEE: \$30.00
PAGES: 7
FEE NUMBER: 2025-095947

WHEN RECORDED MAIL TO: OS National LLC
3097 Satellite Blvd., Suite 230
Duluth, GA 30096
FILE #: 599665

WARRANTY DEED

Effective Date: 11/21/2025	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, 1295 W. Washington St, Suite 115, Tempe, AZ 85281	GRANTEE (Name, Mailing Address & Zip Code): David Anthony Warren, a single man and Hailey Marie Lane, a single woman, as joint tenants with rights of survivorship, 261 West 21st Avenue Apache Junction, AZ 85120

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: 261 West 21st Avenue, Apache Junction, AZ 85120

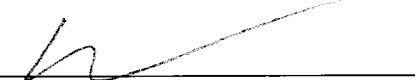
Grantor covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property;

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: 

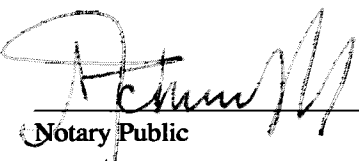
Name: Sarah Scotia

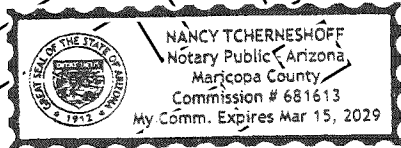
Its: Authorized Signor

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 21 day of November, 2025


Notary Public



My Commission Expires: 03-15-2029

[Notary Seal]

Exhibit A

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, STATE OF ARIZONA:

LOT 261, OF SUPERSTITION VILLA, ACCORDING TO BOOK 12 OF MAPS, PAGE 39,
RECORDS OF PINAL COUNTY, ARIZONA

Parcel ID: 102-22-2610

SUPERSTITION

FILE #: 599665

ACCEPTANCE OF JOINT TENANCY DEED

David Anthony Warren, a single man and Hailey Marie Lane, a single woman, as joint tenants with rights of survivorship, 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 24 day of nov, 2025 and executed by OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, as Grantor, to David Anthony Warren, a single man and Hailey Marie Lane, a single woman, as joint tenants with rights of survivorship, as Grantee, and which conveys certain premises described as:

See Attached Exhibit "A"

to the Grantees named therein, not as Tenants in Common, not as Community Property Estate, but as Joint Tenants with Right of Survivorship.

THAT each of us individually and jointly as Grantee hereby assert and affirm that it is our intention to accept said conveyance as such Joint Tenants with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenant with right of survivorship.

Dated this 24 day of nov, 2025

David Anthony Warren
Hailey Marie Lane

STATE OF Arizona
COUNTY OF Maricopa

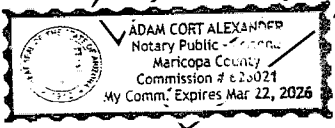
This instrument was acknowledged before me this date by David Anthony Warren and Hailey Marie Lane who acknowledges themselves to be the person(s) who signed the foregoing instrument for the purposes therein contained.

WITNESS my hand and stamp or seal, this 24 day of November, 2025

Notary Public [Signature]

[Notary Seal]

My Commission Expires: 03-22-2026



ILLEGIBLE NOTARY SEAL DECLARATION

Government Code AZ A.R.S. § 13-2702

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Adam Cort Alexander

Commission Number: 626021

County of Notary's Principal Place of Business: Maricopa

Date Commission Expires: Mar. 22, 2026

Place of Execution of this Declaration: Irvine, CA

Date: November 26, 2025



(Signature and firm, if any)

Authorized Signor:
OSN Title Company

Exhibit A

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, STATE OF ARIZONA:

LOT 261, OF SUPERSTITION VILLA, ACCORDING TO BOOK 12 OF MAPS, PAGE 39, RECORDS OF PINAL COUNTY, ARIZONA

Parcel ID: 102-22-2610

Superstition

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
<u>Opendoor Property Trust I</u>	<u>1295 W. Washington St, Ste 115, Tempe, AZ 85281</u>
_____	_____
_____	_____
_____	_____
_____	_____

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: 102-22-2610
 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
1295 W. Washington St Suite 115
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:
David Anthony Warren Hailey Marie Lane
261 West 21st Avenue
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:
261 West 21st Avenue
Apache Junction, AZ 85120

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
David Anthony Warren Hailey Marie Lane
261 West 21st Avenue
Apache Junction, AZ 85120
 (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 2025-095947
 RECORD DATE 11/26/2025

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: \$ 300,000.00

11. DATE OF SALE (Numeric Digits): November 26, 2025
 Month / Year

12. DOWN PAYMENT: \$ 5,434.00

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 _____
 State of: GA County of: Gwinnett
 Subscribed and sworn to before me on this 19 day of NOV 2025
 Notary Public AD
 Notary Expiration Date: 9.21.29

Signature of Buyer / Agent _____
 State of: GA County of: Gwinnett
 Subscribed and sworn to before me on this 19 day of NOV 2025
 Notary Public AD
 Notary Expiration Date: 9.21.29

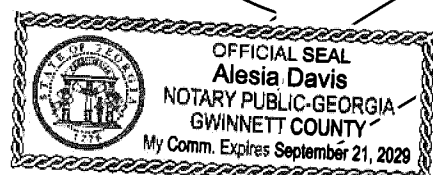
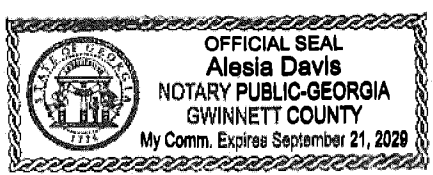


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 261 West 21st Avenue, Apache Junction, AZ 85120

COUNTY: Pinal

CLIENT CODE: 599665

TAX PARCEL ID/APN: 102-22-2610

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