



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

DATE/TIME: 03/03/2026 1032
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2026-016874

WHEN RECORDED MAIL TO:

OS National LLC
3097 Satellite Blvd., Suite 230
Duluth, GA 30096
FILE #: 608199

WARRANTY DEED

Effective Date: 2.26.2026	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): Luis R. Monroy and Krestina.R. Hernandez, husband and wife, as Community Property, with Right of Survivorship 2042 South Sunflower Way Cottonwood, Az 85326	GRANTEE (Name, Mailing Address & Zip Code): OPENDOOR PROPERTY TRUST I, a Delaware statutory trust 1295 W Washington St, Suite 115 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: 41301 West Sussex 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:

[Handwritten Signature]

Luis R. Monroy

STATE OF ARIZONA
COUNTY OF YAVAPAI

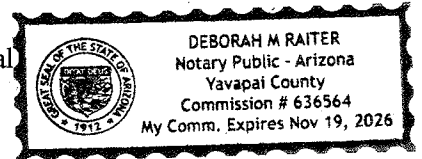
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 26th day of FEBRUARY, 2026.

Notary Public

[Notary Seal]

My Commission Expires: 11/19/2026

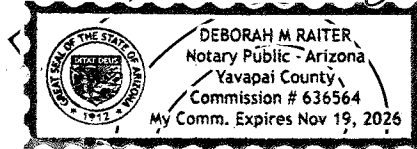


GRANTOR:

[Handwritten Signature]

Krestina R. Hernández

STATE OF ARIZONA
COUNTY OF YAVAPAI



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 26th day of February, 2026.

Notary Public

[Notary Seal]

My Commission Expires: 11/19/2026

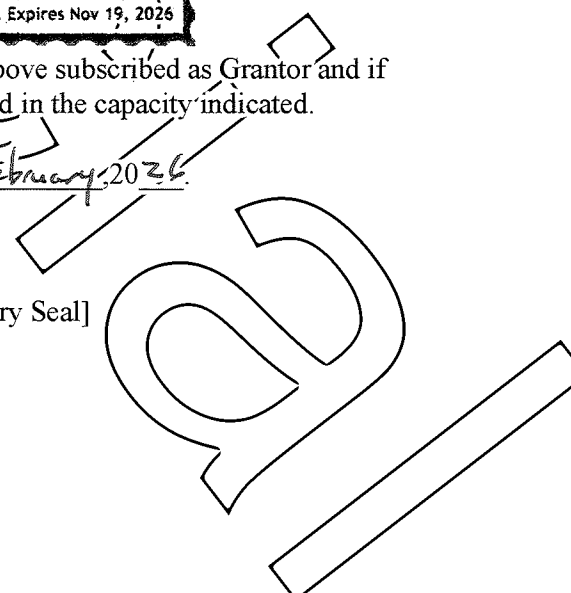


Exhibit A

LOT 25, RAIN TREE AT GLENNWILDE PARCEL 14, ACCORDING TO CABINET E, SLIDE 192, RECORDS OF PINAL COUNTY, ARIZONA.

Parcel ID : 512-42-15400

PROFFICE

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 85288

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

FOR RECORDERS USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 512-42-15400
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:
Luis R. Monroy and Krestina R. Hernandez
2042 South Sunflower Way
Cottonwood, AZ 86326

3. (a) BUYER'S NAME AND ADDRESS:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1295 W Washington St Suite 115
Tempe, AZ 85288
(b) Are the Buyer and Seller Related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
41301 West Sussex 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
1295 W Washington St Suite 115
Tempe, AZ 85288
(b) Next tax payment due: 10/01/2026

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.

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: \$ \$429,903.45

11. DATE OF SALE (Numeric Digits): March, 2026
Month / Year

12. DOWN PAYMENT: \$ \$429,903.45

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
3097 Satellite Blvd., Suite 230
Duluth, GA 30096

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 2 day of Mar 2026
Notary Public _____
Notary Expiration Date: 12-9-26

Signature of Buyer (Agent) _____
State of: CA, County of Orange
Subscribed and sworn to before me on this 2 day of Mar 2026
Notary Public _____
Notary Expiration Date: 12-9-26

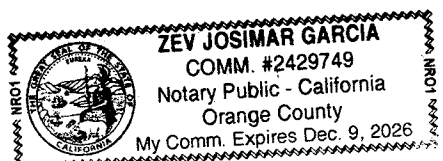
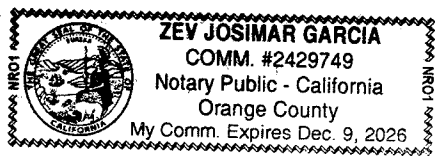


EXHIBIT A: LEGAL DESCRIPTION

STREET ADDRESS: 41301 West Sussex Drive, Maricopa, AZ 85138

COUNTY: Pinal

CLIENT CODE: 608199

TAX/PARCEL ID/APN: 512-42-15400

LOT 25, RAINTREE AT GLENNWILDE PARCEL 14, ACCORDING TO CABINET E, SLIDE 192, RECORDS OF PINAL COUNTY, ARIZONA.

FORBES