

2022010301 00116

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$512.00  
PRESENTED & RECORDED  
03/02/2022 12:23:15 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE  
DPTY

BK: RE 3679  
PG: 1799 - 1801

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$512.00~~ 512.00

Parcel Identifier No. 6867502551000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Box 24

Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

Brief description for the Index: LO026J BL5354

THIS DEED made this 22nd day of February, 2022, by and between

GRANTOR

GRANTEE

Opendoor Property J LLC, a Delaware limited liability company  
410 N. Scottsdale Road, Suite 1600  
Tempe, AZ 85281

Lee D Yontz and Wendy L Yontz, a married couple  
4968 West Road  
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit 'A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3651 page 90.  
All or a portion of the property herein conveyed \_\_\_\_ includes or \_\_x\_\_ does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book 1171 page 979.

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Opendoor Property J LLC, a Delaware limited liability company \_\_\_\_\_ (SEAL)  
(Entity Name) Print/Type Name:

By: Opendoor Property Holdco J LLC, its sole Member \_\_\_\_\_ (SEAL)  
Print/Type Name:

By: Opendoor Property Acquisition Fund LP, its sole Member \_\_\_\_\_ (SEAL)  
Print/Type Name:

By: Opendoor GP LLC, its General Partner \_\_\_\_\_ (SEAL)  
Print/Type Name:

By: Opendoor Labs Inc., its sole Member \_\_\_\_\_ (SEAL)  
Print/Type Name:

By:   
Print/Type Name: Kylie Ottney  
Its: Authorized Signer

State of Arizona  
County of Maricopa

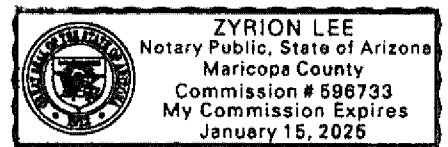
(Official/Notarial Seal)

On the 22nd day of February, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Kylie Ottney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., the sole Member of Opendoor GP LLC, the General Partner of Opendoor Property Acquisition Fund LP, the sole Member of Opendoor Property Holdco J LLC, the sole member of Opendoor Property J LLC, a Delaware limited liability company and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.



Zyrrion Lee Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
1-15-2025

**EXHIBIT A**  
Legal Description

BEGINNING at an iron stake in the south line of the property conveyed to David Keith Osborne in Book 1171 at page 979 of the Forsyth County Registry; said iron stake being located the following courses and distances from an iron stake which is the southeast corner of the R. C. Badgett property as recorded in Deed Book 579 at page 262 of the Forsyth County Registry, as follows: South 7° 17' West 100 feet to an iron stake; North 88° 53' West 102.45 feet to an iron stake; North 88° 53' West 12 feet to a point in the center of a branch; South 14° 18' West 151.67 feet to a point in said branch; South 84° 53' East 10 feet to an iron stake, the point and place of beginning; from said beginning point, thence, running with the south line of said Osborne property South 84° 53' East 710.58 feet to an iron stake in the west right of way line of a proposed 60 foot road; thence, continuing along the same bearing 30 feet to a point in the center line of said proposed road; thence, running with the center line of said proposed road, South 6° 35' 30" West 100.01 feet to a point in the center line of said 60 foot proposed road; thence, North 84° 53' West 30 feet to an iron stake in the west right of way line of said proposed 60 foot road; thence, continuing North 84° 53' West 258.29 feet to an iron stake; thence, continuing North 84° 53' West 463.48 feet to an iron stake; thence, continuing along the same bearing 15 feet to a point in the center line of a branch; thence, running with the center line of the branch which is the actual property line North 15° 52' East 100.79 feet to a point; thence, South 84° 53' East 10 feet to an iron stake, the point and place of Beginning, the same containing 1.741 acres, more or less. The above description is taken from a survey by Daniel W. Donathan, Registered Engineer, dated August 31, 1977 captioned Property of Tonnie L. Huffman and wife, Cathy T. Huffman."

Subject to a non-exclusive easement over a 30 foot strip of property on the eastern-most portion of the above described property for the purposes of ingress and egress to the property surrounding the herein described property.

There is conveyed herewith a non-exclusive permanent easement 60 feet in width for ingress, egress, regress and utility purposes, over, across and through the property of the parties of the first part, said easement having as its southernmost terminus the north line of the above described property and having as its northernmost terminus the south end of the state maintained portion of North Carolina Secondary Road 2413; the center line of said easement being more particularly described as follows: Beginning at a point, the northeast corner of the hereinabove described property, thence, running North 6° 35' 30" East 130 feet to a point, the northeast corner of that property intended to be conveyed in Book 1171 at page 979 of the Forsyth County Registry, said point being in the center line of the southernmost terminus of North Carolina Secondary Road 2413.

The Grantors herein do intend to convey, and do hereby convey, a 60 foot easement for the purposes as set forth hereinabove from the north line of the 1.741 acre tract herein conveyed to the nearest terminus of the state maintained portion of State Road 2413, whether said latter point is as described in the easement description hereinabove or not.

Furthermore, the Grantees by the acceptance of this conveyance hereby agree to execute such right of ways and conveyances to the North Carolina Department of Transportation in the future that are necessary for the extension of Secondary Road 2413 over said 30 feet in the easternmost portion of this property extending from the northern point to the southern point as contained in the description of the above described property.

Property Address:4968 West Road, Kernersville, NC 27284  
Parcel ID: 6867-50-2551.000