

**2022013853 00056**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$524.00  
 PRESENTED & RECORDED  
 03/23/2022 11:26:11 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK, DPTY  
 BK: RE 3683 PG: 2862 - 2863

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$524.00Parcel Identifier No. 6838-26-8678.00Title Insurance Company: OSN- Chicago Title Insurance CompanyMail/Box to: GranteeThis instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: Lot 36, Pinebrook Manor, Sec 1

THIS DEED made this 17 day of March, 2022 by and between

GRANTOR	GRANTEE
<p><b>Opendoor Property Trust I, a Delaware Statutory Trust</b></p> <p><i>Mailing Address:</i>            410 North Scottsdale Road, Suite 1600            Tempe, AZ 85281</p>	<p><b>MCH SFR NC Owner 3 LP, a Delaware Limited Partnership</b></p> <p><i>Mailing Address:</i>            14355 Commerce Way            Miami Lakes, FL 33016</p> <p><i>Property Address:</i>            213 Creeksedge Court            Winston Salem, NC 27105</p>

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 or parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot Number 36 as shown on plat of PINEBROOK MANOR, SECTION 1, as recorded in Plat Book 32, Page 124 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3666 Page 2410-2411.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 32, Page 124.

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 Trust I, a Delaware statutory Trust \_\_\_\_\_ (SEAL)  
(Entity Name) Print/Type Name:

\_\_\_\_\_  
Print/Type Name:

By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: [Signature]  
Print/Type Name: William Lipsey

\_\_\_\_\_  
Print/Type Name:

Its: Authorized Signer

\_\_\_\_\_  
Print/Type Name:

State of Arizona  
County of Maricopa

(Official/Notarial Seal)

On the 17 day of March, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared William Lipsey, 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 Trust Manager of Opendoor Property Trust I, 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.

[Signature]  
Zyrion Lee Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
01-15-2025