

2022041454 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$480.00

PRESENTED & RECORDED
09/07/2022 01:45:29 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3716
PG: 2911 - 2913

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **480.00**

Parcel Identifier No. 6846760061000 Verified by _____ County on the ____ day of _____, 20____
By: _____

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: LO259 BL3221

THIS DEED made this 16th day of August, 2022, by and between

GRANTOR	GRANTEE
Opendoor Property J LLC, a Delaware limited liability company 410 N. Scottsdale Road, Suite 1600 Tempe, AZ 85281	<i>aka Donald Byrd Jr</i> Donald Byrd, ^{aka} unmarried and Kevin Wiley, ^{aka} unmarried as joint tenants with rights of survivorship 3260 Shaftesbury Lane Winston Salem, NC 27105

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 Winston Salem, 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 1371-1373.
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 _____ page _____.

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.

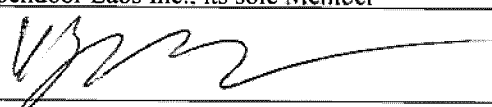
Opendoor Property J LLC, a Delaware limited liability company (SEAL)
(Entity Name) Print/Type Name: _____

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

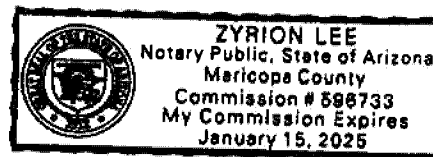
State of Arizona
County of Maricopa

(Official/Notarial Seal)

On the 14th day of August, 20 22 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.


Zyrion Lee Notary Public
Notary's Printed or Typed Name



My Commission Expires:
1-15-2025

EXHIBIT A
Legal Description

BEGINNING at an iron stake , said iron stake being the Northwest corner of the within described lot and being located in the East line of the Property of the City of Winston-Salem and being also located in the West line of the Property of the Winston Lake Investment Corp., said iron stake being located South 6° 47' West 100 feet from an iron stake (said iron stake being the former Northwest corner of Essie C. Tuttle Deed Book 819, page 202, Tax Lot 5C, Block 3220, Forsyth County Tax Maps), and also being in the South line of Thomas Pitts (Deed Book 1007, page 18), and said iron stake being also located North 6° 47' East 2,150.38 feet from an iron stake, said stake being formerly the common corner of Leon Crews (Deed Book 842, page 448, and Deed Book 817, page 132, Tax Lot 5F, Block 3220, Forsyth County Tax Maps) with the City of Winston-Salem Property; and running from said beginning point South 44° 31' 30" East 221. 27 feet to an iron stake located in the West right of way line of Shaftesbury Lane in the curve of its intersection with Selkirk Drive; running thence with the West right of way line of Shaftesbury Lane as it curves to the right (at a 60-foot radius), 65.43 feet to a stake in the curve of the West right of way line of Shaftesbury Lane; running thence South 86° 32' 40" West 168.07 feet to an iron stake in the East line of the Property of the City of Winston-Salem (generally known as Winston Lake Golf Course); and running thence North 6° 47' East 222 feet to an iron stake, the point and place of BEGINNING. For further reference see Deed Book 1124, page 793, of the Forsyth County Registry.

Parcel ID:6846760061000

Property Address: 3260 Shaftesbury Lane, Winston Salem, NC 27105