

2023023850 00163

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$790.00

PRESENTED & RECORDED
 07/14/2023 03:45:28 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3763
PG: 2169 - 2170

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$790.00

Parcel Identifier No. 6875-62-3344.000

Verified by: Forsyth County on the ___ day of ___, 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 of the Index: LO080 BL5646E

THIS DEED made this 14th day of July, 2023, by and between

GRANTOR(S):	GRANTEE(S):
OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust Forwarding Address: 410 N. SCOTTSDALE ROAD, SUITE 1600, TEMPE, AZ 85281	Andrew L. Thomas and Allison R. Thomas, a married couple 1040 Reynolds Price Drive Kernersville, NC 27284

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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 80, as shown on the plat entitled THE AUTHORS, SECTION TWO as recorded in Plat Book 38, Page 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 1040 Reynolds Price Drive, Kernersville, NC 27284
 Parcel ID: 6875-62-3344.000

The property herein described was acquired by Grantor by instrument recorded in Book 3750, Page 926. 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 38, Page 55.

Submitted electronically by "Midtown Property Law"
 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 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

Print/Type Name:

By: *Russell White*
Print/Type Name: **Russell White**

Print/Type Name:

Its: Authorized Signer

State of Arizona
County of Maricopa

(Official/Notarial Seal)

On the 14th day of JULY, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell White, 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.

Logan Roy Wagner
Notary Public

Logan Roy Wagner
Notary's Printed or Typed Name
My Commission Expires: **06-24-2025**

