

**2023030380 00087**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$634.00

PRESENTED & RECORDED  
09/05/2023 02:24:37 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3771  
PG: 2288 - 2290

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax:** \$634.00

**Parcel Identifier No.** 6899-05-2773.000

**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:** LO007W BL5242

THIS DEED made this 5th day of September, 2023, by and between

GRANTOR(S):	GRANTEE(S):
Opendoor Property Trust I, a Delaware Statutory Trust 410 N. Scottsdale Road SUITE 1600 Tempe, AZ 85281	Daniel P. Murphy, a single person 9397 Benefit Church Road 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:

SEE ATTACHED "EXHIBIT A"

The property herein described was acquired by Grantor by instrument recorded in Book 3751, Page 3099.

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 \_\_.

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: (SEAL)

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

By: *[Signature]* Print/Type Name: Anissa Cienfuegos-Ruiz (SEAL)

Its: Authorized Signer Print/Type Name: \_\_\_\_\_ (SEAL)

State of Arizona  
County of Maricopa

(Official/Notarial Seal)

On the 5<sup>th</sup> day of September, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Anissa Cienfuegos-Ruiz, 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]*

Notary Public

Zyrion Lee

Notary's Printed or Typed Name

My Commission Expires: 01-15-2025



**Exhibit "A"**  
**Property Description**

Beginning at an old iron stake in the center of N.C. Public Road 1970, a corner with Duke Power Company, and running thence with the center line of said road north 77 degrees 36' west 50 feet to a point in said road; thence continuing with the center line of said road north 43 degrees 24' west 50 feet to an iron nail in the center of said road; thence continuing with the center of said road north 10 degrees 28' west 50 feet to a nail; thence continuing with the center of said road north 03 degrees 08' east 100 feet to a nail in the center of said road; thence continuing with the center of said road north 02 degrees 53' east 70 feet to a point in the center of said road; thence 02 degrees 53' east 90 feet to an iron in the eastern margin of said road, a new corner with A.C. Pegram; south 87 degrees 29' East 320.81 feet to an iron stake, a corner with said Pegram in Duke Power Company's line (see deed book 1005, page 821, Forsyth County Registry); thence with Duke Power Company's line the following courses and distances: south 04 degrees 32' west 72 feet to an iron stake, south 23 degrees 50' west 95.80 feet to an iron stake, south 37 degrees 20' west 143.40 feet to an iron stake; south 58 degrees 13' west 69.70 feet to an iron stake, south 67 degrees 59' west 47.10 feet to an iron stake, south 21 degrees 48' west 15.17 feet to the beginning, containing 2.0 acres, more or less, according to a survey made by Kenneth A. Vaughn, registered land surveyor, on January 15, 1973.

Property Address: 9397 Benefit Church Road, Kernersville NC, 27284  
Parcel ID: 6899-05-2773.000