

2024030987 00117FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$473.00

PRESENTED & RECORDED

09/12/2024 03:26:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3825

PG: 4482 - 4484

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$473.00Parcel Identifier No. 6823-99-2573.000Title Insurance Company: OS National, LLC - OD DivisionMail/Box to: GranteeThis instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: Part of Lot 3 AG Hege Property - Metes and BoundsTHIS DEED made this 11 day of September, 2024 by and between

GRANTOR

GRANTEE

Opendoor Property Trust I, a Delaware Statutory Trust**Mario Aligayen, a single man***Mailing Address:*410 North Scottsdale Road, Suite 1600
Tempe, AZ 85288*Mailing Address:*1551 Ethel Drive
Winston-Salem, NC 27127

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:

BEGINNING at an iron stake in the north right of way line of Ethel Drive (State Road 3039), said iron stake being located 185 feet in an eastwardly direction, as measured along said right of way line, from the northeast intersection of Ethel Drive and Brewer Road, said beginning point also being located at the southeast corner of that property described in Deed Book 1026, page 622 of the Forsyth County Registry; running thence from said Beginning point, North 01° 37' West with the eastern lines of Norman R. Bodsford (now or formerly) and Donald T. Stamey (now or formerly), a distance of 221.85 feet to an iron pipe in the south line of Pine Knolls Development (see Plat Book 12, page 156); running thence with the south line of said development, South 88° 22' East 114.69 feet to an iron pipe, said iron pipe also being the northwest corner of the lot described in Deed Book 1038, page 665, Forsyth County Registry; thence South 04° 45' West 222.7 feet to an iron pipe in the north right of way line of Ethel Drive; running thence with said right of way line, North 87° 57' West 90 feet to the point and place of Beginning, as taken from a plat of survey prepared by Otis A. Jones, dated January 27, 1973, of the property of Roger G. Norman and wife, Sarah S. Norman (Job No. 7417-1). The above described property is part of Lot 3 of the A.G. Hege Property, a map of which is recorded in Plat Book 10, page 96 of the Forsyth County Registry. For further reference see Deed Book 957, page 185 of the Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3817 Page 2952.

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

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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 (Entity Name) _____ (SEAL)
Print/Type Name: _____

Print/Type Name: _____ (SEAL)

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

By: [Signature] _____ (SEAL)
Print/Type Name: _____

Print/Type Name: Kylie Ottney
Its: Authorized Signer _____ (SEAL)
Print/Type Name: _____

State of Arizona
County of Maricopa

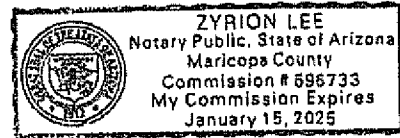
(Official/Notarial Seal)

On the 11 day of September, 2024, 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 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