

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,070.00

Parcel Identifier No. 0771961357 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: Lot 66, Eagle Creek, Ph2

THIS DEED made this 19th day of MAY, 2021, by and between

GRANTOR	GRANTEE
Opendoor Property Trust I, a Delaware Statutory Trust 410 N. Scottsdale Road, Suite 1600 Tempe, AZ 85281	James S. Peerless and Rebecca R. Pierce, husband and wife 2020 Gardenbrook Drive Raleigh, NC 27606

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 Raleigh, Wake County, North Carolina and more particularly described as follows:  
BEING all of Lot 66, Eagle Creek Subdivision, Phase 2, as shown on a map recorded in Book of Maps 1995, Page 544, Wake County Registry.

Parcel ID: 0771961357  
Tax ID: 0217137  
Property Address: 2020 Gardenbrook Drive, Raleigh, NC 27606

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18345 page 2052.  
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 1995 page 544.

Submitted electronically by "Midtown Property Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake 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:

By: Opendoor Labs Inc., a Delaware Corporation, as Trust Manager \_\_\_\_\_ (SEAL)  
Print/Type Name:

By: *Yvonne Van Damme* \_\_\_\_\_ (SEAL)  
Print/Type Name:

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

Print/Type Name: \_\_\_\_\_ (SEAL)

State of ~~California~~ Arizona  
County of Maricopa

(Official/Notarial Seal)

On the 19<sup>th</sup> day of May, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvonne Van Damme, 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., a Delaware Corporation, Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, 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.

*Kendyl C. Wells*  
Kendyl Wells Notary Public

Notary's Printed or Typed Name

My Commission Expires:  
06/11/2024



EXHIBIT A

- (i) the lien of real estate taxes which are not yet due and payable,
- (ii) all applicable laws (including zoning, building ordinances and land use regulations),
- (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record,  
and
- (iv) and any matters which would be revealed by an accurate survey.