

Prepared by and return to:

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This document is prepared as an incidental service
to the issuance of a title insurance policy.

File Number: 435152
Parcel Number: 0711317024002700450
Address: 42 Primrose Lane, Palm Coast, FL 32164

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Warranty Deed

This Warranty Deed made this 19th day of MAY, 2022, between **Kris Emil Bates and Denise Cornwell Bates, husband and wife** whose post office address is: **12 SLEEPING BEAUTY PL, PALM COAST, FL 32164**, Grantor, and **OPENDOOR PROPERTY TRUST I**, a Delaware statutory trust whose post office address is: 410 N Scottsdale Rd Ste 1600 Tempe, AZ 85281, EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, GRANTEE, (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

Lot 45 and 46, Block 27, Palm Coast, Map of Pine Grove, Section 24, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 48, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 0711317024002700450

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Seller:

Kris Emil Bates

Kris Emil Bates

Denise Cornwell Bates

Denise Cornwell Bates

Arrow C Encino

Witness #1 Signature

Witness Printed Name: Arrow C Encino

Trinity F K Lopez

Witness #2 Signature

Witness Printed Name: Trinity F K Lopez

State of Texas

County of Dallas

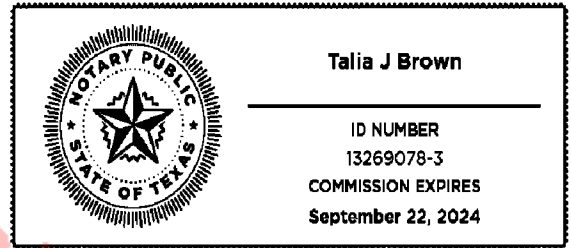
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of May, 2022, by Kris Emil Bates and Denise Cornwell Bates, who is personally known to me or who has produced Driver's Licenses as identification.

Talia J Brown

Notary Public

Printed Name: Talia J Brown

My Commission Expires: 09/22/2024



Notarized online using audio-video communication

Unofficial Copy