

Mark A. Lunn
Ventura County Clerk-Recorder

DOC# 2022000057526

05/13/2022
Titles: 1 Pages: 3
12:50 PM
Total Fees: \$565.05
CORRAE

RECORDING REQUESTED BY:

Chicago Title Company **ICPN**

**When Recorded Mail Document
and Tax Statement To:**

Opendoor Property Trust I, a Delaware
Statutory Trust
410 N. Scottsdale Rd., Suite 1600
Tempe, AZ 85281

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702200855

APN/Parcel ID(s): 083-0-360-525

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$545.05** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the **City of Ventura**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lampson Lee Nguyen, an unmarried man

hereby GRANT(S) to Opendoor Property Trust I, a Delaware Statutory Trust

the following described real property in the City of Ventura, County of Ventura, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 595 Melville Lane, Ventura, CA 93003

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 083-0-360-525

Dated: April 14, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Lam
Lampson Lee Nguyen

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On April 18, 2022 before me, Robert Daniel Argudin, Notary Public,
(here insert name and title of the officer)

personally appeared Lampson Lee Nguyen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Robert A.
Signature

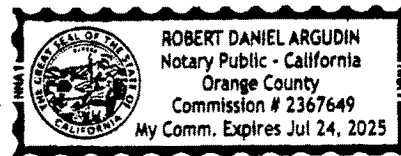


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 083-0-360-525

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 2,047/64,520 INTEREST IN AND TO ALL THAT PORTION OF LOTS 5 TO 7, INCLUSIVE, OF TRACT NO. 3965, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 101, PAGES 65 THROUGH 67, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED AUGUST 4, 1987, AS DOCUMENT NO. 87-125210, OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM EASEMENTS, AS SUCH EASEMENTS ARE SET FORTH IN THE ARTICLE ENTITLED "EASEMENTS" OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP" RECORDED APRIL 23, 1985, AS DOCUMENT NO. 040880, OFFICIAL RECORDS OF SAID COUNTY, AND ANY MODIFICATIONS OR AMENDMENTS THERETO.

ALSO EXCEPT ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN IN, ON OR UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET, AS GRANTED TO LIMONEIRA COMPANY, A CORPORATION, BY DEED RECORDED AUGUST 17, 1965, IN BOOK 2845, PAGE 211, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

ALL THAT PORTION OF LOTS 5 TO 7, INCLUSIVE, OF SAID TRACT NO. 3965, SHOWN AND DEFINED AS UNIT NO. 51 ON SAID CONDOMINIUM PLAN.

PARCEL 3:

NONEXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2, ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTIONS ENTITLED "CERTAIN EASEMENTS FOR OWNERS" AND "SUPPORT, SETTLEMENT AND ENCROACHMENT" OF THE ARTICLE ENTITLED "EASEMENTS" OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP" RECORDED APRIL 23, 1985, AS DOCUMENT NO. 040880, OFFICIAL RECORDS OF SAID COUNTY, AS AMENDED BY THAT CERTAIN "AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP" RECORDED JUNE 12, 1985, AS DOCUMENT NO. 061024, OFFICIAL RECORDS OF SAID COUNTY, AND ANY ADDITIONAL AMENDMENTS THERETO NOW OR HEREAFTER RECORDED AND ANY SUPPLEMENTARY DECLARATIONS NOW OR HEREAFTER RECORDED PURSUANT THERETO (COLLECTIVELY, THE "DECLARATION").