

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



13.00

* \$ R 0 0 1 3 4 7 2 0 8 0 \$ *

2022000020873 3:24 pm 01/14/22

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473.00 473.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:

Chicago Title Company

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

Natalia Greathouse
19545 Highridge Way
Lake Forest, CA 92679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702106630

APN/Parcel ID(s): 606-381-13

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$946.00** 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 Lake Forest**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Opendoor Property Trust I, a Delaware Statutory Trust

hereby **GRANT(S)** to Natalia Greathouse, an unmarried woman

the following described real property in the City of Lake Forest, County of Orange, State of California:

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

PROPERTY COMMONLY KNOWN AS: 19545 Highridge Way, Lake Forest, CA 92679,

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

Dated: 1/14/2022

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

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

BY: Judith Unzueta

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 Arizona

County of Maricopa

On 1/14/2022 before me, Zyrion Lee, Notary Public,
(here insert name and title of the officer)

personally appeared Judith Unzueta
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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

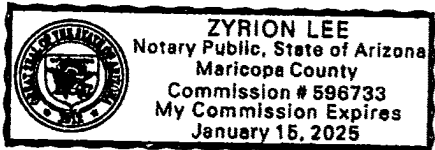


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 606-381-13

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

PARCEL 1:

LOT 13 OF TRACT NO. 13977, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 663, PAGES 16 THROUGH 19, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFT UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED JANUARY 24, 1992 AS INSTRUMENT NO. 92-045782, OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "PARK EASEMENT", "SUPPORT, SETTLEMENT AND ENCROACHMENT" AND "UTILITIES AND CABLE TELEVISION" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED APRIL 5, 1989 AS INSTRUMENT NO. 89-177620, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "DECLARATION"), AND IN THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 7, 1990 AS INSTRUMENT NO. 90-476586, OF SAID OFFICIAL RECORDS.