

**RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY**

**RECORDING REQUESTED BY:**  
Chicago Title Company

**AND WHEN RECORDED MAIL TO:**

Mr. Johnny Chen and Miss Helene Lam  
681 S. District Way  
Anaheim, CA 92805

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



16.00

\* \$ R 0 0 1 3 8 9 0 9 0 5 \$ \*

**2022000270858 2:51 pm 08/05/22**

63 RW10A G02 4 01

376.75 376.75 0.00 0.00 9.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 58602204992

**Escrow No.:** 027057-KE

**AP#:** 934-06-223

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$753.50**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Anaheim **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Opendoor Property Trust I, a Delaware statutory trust**

hereby GRANT(s) to:

**Johnny Chen, a Single Man and Helene Lam, a Single Woman as Joint Tenants**

the real property in the City of Anaheim, County of Orange, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** 681 S. District Way, Anaheim, CA 92805

**DATED: July 21, 2022**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

**SIGNATURE PAGE**

**Title of Document:** GRANT DEED

<p>Opendoor Property Trust I, a Delaware statutory trust</p> <p>By: Opendoor Labs Inc., as Trust Manager</p> <p>By: <i>Yvonne Van Damme</i></p> <p>Name: <b>Yvonne Van Damme</b>  Title: Authorized Signatory</p>	
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**ACKNOWLEDGMENT**

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 *7/28/2022*  
before me, **Logan Roy Wagner**  
A Notary Public personally appeared  
*Yvonne Van Damme*

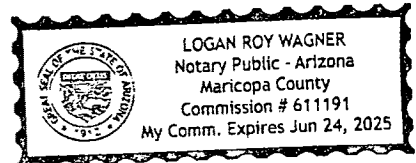
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

*Logan Roy Wagner*

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 934-06-223**

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

**PARCEL 1. AN UNDIVIDED INTEREST IN THE COMMON AREA:**

A ONE-TWELFTH (1/12TH) UNDIVIDED FRACTIONAL FEE INTEREST IN AND TO ALL OF THE PROPERTY LOCATED IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS COMMON AREA ON THAT CERTAIN CONDOMINIUM PLAN FOR PHASE 2 OF DISTRICT WALK RECORDED ON JUNE 13, 2019, AS INSTRUMENT NO. 2019-000207010, OF OFFICIAL RECORDS OF SAID COUNTY, IN THE RECORDS OF ORANGE COUNTY, CALIFORNIA ("CONDOMINIUM PLAN").

**PARCEL 2. THE CONDOMINIUM UNIT:**

UNIT 23 LOCATED ON A PORTION OF LOT 1 OF TRACT NO. 18088, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 979, PAGES 15 THROUGH 18, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, DEPICTED AND/OR DESCRIBED ON THE CONDOMINIUM PLAN, AND AS DEFINED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR DISTRICT WALK" RECORDED ON MARCH 13, 2019, AS INSTRUMENT NO. 2019000077921, AND THE "NOTICE OF ANNEXATION FOR PHASE 2 OF DISTRICT" RECORDED ON JUNE 13, 2019, AS INSTRUMENT NO. 2019000207011, TOGETHER WITH ANY AMENDMENTS, MODIFICATIONS, OR RE-RECORDATION THERETO, AS MAY OCCUR FROM TIME TO TIME, BOTH IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (COLLECTIVELY, THE "DECLARATION").

FURTHER EXCEPTING THEREFROM UNTO THE GRANTOR, THE RIGHT TO ENTER THE "CONDOMINIUM ESTATE" (DEFINED BELOW) FOR TEN (10) YEARS FOLLOWING RECORDATION DATE OF THIS GRANT DEED, TO COMPLETE AND REPAIR ANY IMPROVEMENT OR LANDSCAPING LOCATED THEREON AND/OR TO CORRECT ANY DEFICIENCIES IN THE CONSTRUCTION, DESIGN, SPECIFICATIONS, SURVEYING, AND PLANNING ASSOCIATED WITH THE CONDOMINIUM ESTATE, AS DETERMINED NECESSARY BY GRANTOR, IN ITS SOLE DISCRETION, AND/OR TO COMPLY WITH THE REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES OR REQUIREMENTS OF LAW. THE CONDOMINIUM ESTATE IS ALSO SUBJECT TO A RIGHT OF ENTRY BY GRANTOR AND ITS AGENTS UNTIL THE EXPIRATION OF ALL APPLICABLE STATUTES OF LIMITATIONS FOR THE FILING OF A COMPLAINT OR SUIT OR OTHER LEGAL REMEDIES AGAINST GRANTOR IN ANY WAY RELATING TO OR ARISING OUT OF THE DEVELOPMENT, CONSTRUCTION, SALE AND/OR TRANSFER OF THE CONDOMINIUM ESTATE BY GRANTOR. SUCH ENTRY BY GRANTOR SHALL BE PRECEDED BY REASONABLE NOTICE TO GRANTEE. IF THIS RESERVATION OF RIGHT OF ENTRY IS NOT COMPLIED WITH BY GRANTEE, GRANTOR MAY ENFORCE THIS RIGHT OF ENTRY IN A COURT OF LAW. GRANTEE

**EXHIBIT "A"**  
Legal Description

MAY BE RESPONSIBLE FOR ALL DAMAGES ARISING OUT OF SAID BREACH (E.G., REFUSING TO ALLOW ENTRY) INCLUDING ATTORNEYS' FEES, COSTS, AND EXPENSES.

**PARCEL 3. EASEMENT FOR EXCLUSIVE USE CORPORATION PROPERTY:**

EXCLUSIVE USE CORPORATION PROPERTY EASEMENTS APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT AS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN THE CONDOMINIUM PLAN AND/OR DECLARATION (E.G., PATIO, DECK, PORCH, AND AIR CONDITIONING PAD - "EXCLUSIVE USE CORPORATION PROPERTY", IF APPLICABLE).

**PARCEL 4. NONEXCLUSIVE EASEMENTS OVER CORPORATION PROPERTY:**

SUBJECT TO THE RESTRICTIONS SET FORTH IN THE DECLARATION, A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, USE, AND ENJOYMENT IN, ON, OVER, ACROSS, AND THROUGH ALL PORTIONS OF THE CORPORATION PROPERTY OF THE PROJECT (AS DEFINED IN THE DECLARATION), EXCEPT THEREFROM THOSE PORTIONS DESCRIBED THEREIN AS EXCLUSIVE USE CORPORATION PROPERTY.

(PARCELS 1 THROUGH 4, INCLUSIVE, ARE COLLECTIVELY REFERRED TO HEREIN AS THE "CONDOMINIUM ESTATE").