

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

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



13.00

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

2022000224450 8:54 am 06/23/22

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RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Opendoor Property Trust I  
410 N. Scottsdale Road, Ste. 1600  
Tempe, AZ 85281

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602203492

Escrow No.: 026692-SV

AP#: 018-311-27

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$1,004.30**

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 La Habra **AND**

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

**The Mohit K. Bansal and Abha Bansal Revocable Living Trust dated 12/27/2017 with Mohit K. Basal and Abha Bansal as Trustees**

hereby GRANT(s) to:

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

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

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

**Also Known as:** 2350 Ivy Place, La Habra, CA 90631

**DATED: June 10, 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:

Title Order No.: 58602203492

Escrow No.: 026692-SV

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**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: June 10, 2022**

The Mohit K. Bansal and Abha Bansal Revocable Living Trust dated 12/27/2017 with Mohit K. Basal and Abha Bansal as Trustees

By: Mohit K. Bansal  
Mohit K. Bansal, Trustee

By: Abha Bansal  
Abha Bansal, Trustee

**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.

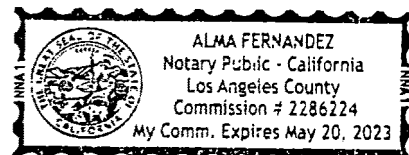
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
On 6/16/2022  
before me, ALMA FERNANDEZ,  
A Notary Public personally appeared  
MOHIT K. BANSAL  
ABHA BANSAL

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.

Signature Alma Fernandez (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 018-311-27**

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

LOT 6 OF TRACT NO. 2812, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PAGES 21 TO 23 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND, AS RESERVED BY MARION LOUISE GREGORY AND WILLARD GOODRICH GREGORY, AS TRUSTEES OF THE TRUST CREATED BY THE LAST WILL OF WILLARD JUDSON GREGORY, DECEASED, IN DEED RECORDED JUNE 3, 1955 IN BOOK 3095, PAGE 200, OFFICIAL RECORDS. SAID DEED CONTAIN THE FOLLOWING RECITAL: "PROVIDED, THAT THE GRANTORS, SHALL NOT HAVE THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR ANY PORTION THEREOF ABOVE A DEPTH OF 500 FEET, FOR THE PURPOSE OF PROSPECTING OR MINING OR REMOVING SAID SUBSTANCES, BUT MAY DO SO BY SLANT DRILLING FROM LOCATIONS ON ADJACENT LANDS, AT DEPTHS BELOW 500 FEET OF THE SURFACE IN SUCH MANNER AS NOT TO DISTURB THE SURFACE OR IMPROVEMENTS THEREOF".