

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

**RECORDING REQUESTED BY:**  
Chicago Title Company

**AND WHEN RECORDED MAIL TO:**

Mr. Carlos Villalvazo  
150 W. Winston Road  
Anaheim, CA 92805

**DOC # 2022-0347448**

08/05/2022 12:54 PM Fees: \$20.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: DEYANIRA #293

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 58602204970

**Escrow No.:** 027054-KE

**AP#:** 945-271-026

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

*TRA # 017-007*

**DOCUMENTARY TRANSFER TAX is \$677.60**

- 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 Temecula **AND**

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

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

hereby GRANT(s) to:

**Carlos Villalvazo, a Single Man**

the real property in the City of Temecula, County of Riverside, State of California, described as:

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

**Also Known as:** 30418 Colina Verde Street, Temecula, CA 92592

**DATED:** July 22, 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 **7/29/2022**  
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.

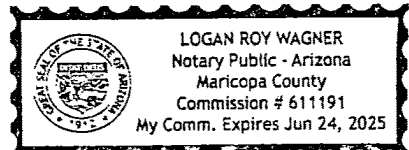
I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Logan*

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 945-271-026**

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

LOT 2 OF TRACT NO. 18583, THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 1 THROUGH 3, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.