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**20220791147**

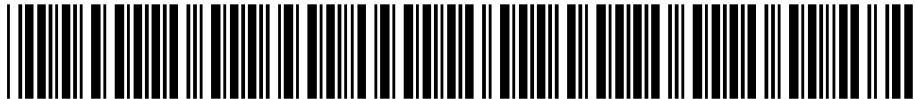


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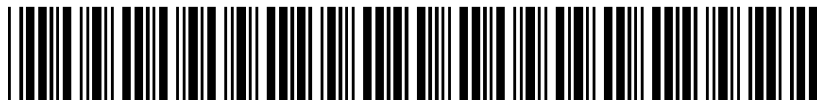
Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/05/22 AT 08:00AM

FEES:	28.00
TAXES:	754.60
OTHER:	0.00
<hr/>	
PAID:	782.60



LEADSHEET



202208050240017

00022630320



013587168

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

58602205045

RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Ben Kristofferson Magtibay  
162 S. Oxford Ave. Apt. 10  
Los Angeles, CA 90004

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602205045  
AP#: 8078-012-022

Escrow No.: 027066-KE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$754.60** City: *Ø*

- 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 Norwalk **AND**

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

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

hereby GRANT(s) to:

**Ben Kristofferson Magtibay and Jaykar Magtibay, Husband and Wife as Community Property with Right of Survivorship**

the real property in the City of Norwalk, County of Los Angeles, State of California, described as:

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

**Also Known as:** 15125 Studebaker Road, Norwalk, CA 90650

**DATED: July 19, 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:

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

**RECORDING REQUESTED BY:**  
Chicago Title Company

**AND WHEN RECORDED MAIL TO:**

Mr. and Mrs. Ben Kristofferson Magtibay  
162 S. Oxford Ave. Apt. 10  
Los Angeles, CA 90004

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 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of Norwalk **AND**

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**DATED: July 19, 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 *7/26/2022*  
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.

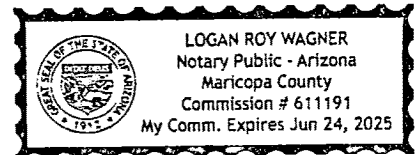
**I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature

*Logan Roy Wagner*

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 8078-012-022**

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

LOT 150 OF TRACT NO. 20156, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 515, PAGES 15 TO 18, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.