

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

RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED MAIL TO:

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

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



13.00

\* \$ R 0 0 1 3 8 0 8 6 1 1 \$ \*  
2022000224458 9:01 am 06/23/22

340 NC-5 G02 3 18

369.33 369.32 0.00 0.00 6.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602203407  
AP#: 937-72-048

Escrow No.: 026670-SV

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$738.65 City:  $\phi$

- 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 Garden Grove AND

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

**Ai Van Quach, a Single Man**

hereby GRANT(s) to:

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

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
**Also Known as:** 10361 Garden Grove Blvd, Unit 14, Garden Grove, CA 92843

Dated May 25, 2022

\_\_\_\_\_  
Ai Van Quach

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

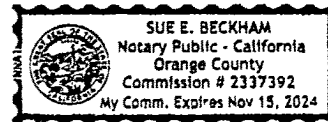
On June 2, 2022 before me, Sue E. Beckham A Notary Public personally  
appeared Ai Van Quach who proved to me on the  
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their 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 \_\_\_\_\_

(Seal)



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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 937-72-048**

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

A CONDOMINIUM COMPRISED:

PARCEL 1:

UNIT 14 CONSISTING OF CERTAIN AIRSPACE AND SURFACE ELEMENTS AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN, WHICH PLAN WAS RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-288854 OF OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED 1/58TH FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO ALL OF THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION, THE COMMON AREAS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GREENBRIER TERRACES RECORDED AUGUST 22, 1986 AS INSTRUMENT NO. 86-379713, AS IMPOSED BY THAT CERTAIN NOTICE OF ADDITION OF TERRITORY GREENBRIER TERRACES RECORDED MAY 30, 1990 AS INSTRUMENT NO. 90-288853, BOTH OF OFFICIAL RECORDS, IN PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LLA-4-89 RECORDED OCTOBER 27, 1989 AS INSTRUMENT NO. 89-579822 OF OFFICIAL RECORDS.

EXCEPT THEREFROM UNITS 1 TO 58 AS SHOWN ON THE PLAN.

ALSO EXCEPTING THEREFROM ALL MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LOT WHICH UNDERLIES A PLANE TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID LOT FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LOT BY MEANS OF MINES, WELLS, DERRICKS OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LOT, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF THE SAID LOT FOR ANY PURPOSE WHATSOEVER, AS EXCEPTED IN DEED FROM GREENBRIER TERRACES IV IN DEED RECORDED APRIL 24, 1992 AS INSTRUMENT NO. 92-268907 OF OFFICIAL RECORDS.

PARCEL 3:

**EXHIBIT "A"**  
Legal Description

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, MAINTENANCE AND REPAIRS, ALL AS SHOWN IN THE PLAN AND AS DESCRIBED IN THE DECLARATION.