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2023000061641 2:44 pm 03/17/23

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390.50 390.50 20.00 0.00 6.00 0.00 0.000.000.00 0.00

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Bernard K. Tran and Maria P. Tran  
564 S Circulo Lazo  
Anaheim, CA 92807

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 58702300039

**APN/Parcel ID(s):** 071-295-16

### GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$781.00** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Anaheim**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Opendoor Property Trust I, a Delaware Statutory Trust**

**hereby GRANT(S) to Bernard K. Tran and Maria P. Tran, husband and wife as joint tenants**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS: 2509 West Crescent Avenue, Anaheim, CA 92801**

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**

(Continued)

Dated: 3/17/2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Opendoor Property Trust I, a Delaware Statutory Trust  
By: Opendoor Labs Inc., as trust Manager

BY: *Karla Felix*  
*Karla Felix, authorized signors*

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 3/17/2023 before me, Zyrion Lee, Notary Public,  
(insert name and title of the officer)

personally appeared Karla Felix, 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.

*Zyrion Lee*  
Notary Public



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 071-295-16**

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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:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0° 23' 43" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER AND ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRACT NO. 2118, AS PER MAP RECORDED IN BOOK 63 PAGES 37 AND 38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 129.99 FEET TO A POINT THAT IS DISTANT SOUTH 0° 23' 43" EAST 100.00 FEET FROM THE SOUTH LINE OF GLENCREST AVENUE, 54.00 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 2118; THENCE SOUTH 88° 55' 15" WEST PARALLEL WITH SAID SOUTH LINE OF GLENCREST AVENUE, 60.17 FEET; THENCE SOUTH 0° 44' 14" EAST 129.96 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING SOUTH 88° 55' 15" WEST 69.40 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89° 55' 15" EAST 59.40 FEET TO THE POINT OF BEGINNING.