

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

Electronically Recorded in Official Records  
County of Ventura County  
Mark A. Lunn  
Ventura County Clerk-Recorder

RECORDING REQUESTED BY:  
Chicago Title Company

DOC# 2022000069262

06/22/2022  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$872.50  
HERND

When Recorded Mail Document  
and Tax Statement To:  
Opendoor Property Trust I, a Delaware  
Statutory Trust  
410 N. Scottsdale Rd., Suite 1600  
Tempe, AZ 85281

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 58702201021

APN/Parcel ID(s): 641-0-174-065

## GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is **\$852.50** 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 Simi Valley**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jack Williams and Nicola Williams, husband and wife as joint tenants

hereby GRANT(S) to Opendoor Property Trust I, a Delaware Statutory Trust

the following described real property in the City of Simi Valley, County of Ventura, State of California:

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

PROPERTY COMMONLY KNOWN AS: 2448 East Brower Street, Simi Valley, CA 93065

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

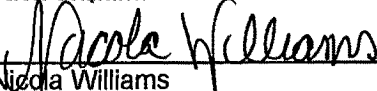
APN/Parcel ID(s): 641-0-174-065

Dated: May 19, 2022

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

  
\_\_\_\_\_

Jack Williams

  
\_\_\_\_\_

Nicola Williams

Nicola Williams

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 Ventura

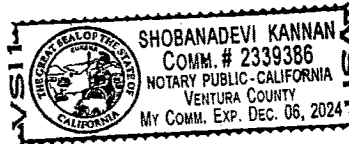
On 05-20-2022 before me, Shobanadevi Kannan, Notary Public,  
(here insert name and title of the officer)

personally appeared Jack Williams and Nicola Williams,  
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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 641-0-174-065**

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

LOT 8, TRACT 1268, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 34, PAGES 10 TO 12, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED TWENTY-FIVE (25) PERCENT OF ALL THE OIL, NAPHTHA, GAS, PETROLEUM AND OTHER MINERALS AND KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH OR THE ORE THAT MAY BE PRODUCED FROM SAID PROPERTY, WITHOUT, HOWEVER, THE RIGHT TO ENTER THE SURFACE OF SAID PROPERTY OR SUBSURFACE THEREOF AT ANY POINT ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY MINNIE K. MCKENZIE, ET AL., IN DEED RECORDED IN BOOK 1489, PAGE 476, OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED TWENTY-FIVE (25) PERCENT OF THE OIL, NAPHTHA, GAS, PETROLEUM AND OTHER MINERALS AND KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH OR THE ORE THAT MAY BE PRODUCED FROM SAID PROPERTY FOR A PERIOD OF TEN YEARS FROM MARCH 6, 1957, WITHOUT, HOWEVER, THE RIGHT TO ENTER THE SURFACE THEREOF AT ANY POINT ABOVE A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY MINNIE K. MCKENZIE, ET AL., IN DEED RECORDED IN BOOK 1489, PAGE 476, OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED TWENTY-FIVE (25) PERCENT OF ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON RIGHTS IN AND TO SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON THE SURFACE OR IN AND TO THE SUBSURFACE TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE, AS RESERVED BY GEORGE A. CHAMBERLAIN, ET UX., IN DEED RECORDED IN BOOK 1397, PAGE 537, OFFICIAL RECORDS.