

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,271.00
Parcel Identification 038611
Title Insurance OS National, LLC - OD Division
Mail/Box Opendoor Property Trust I, a Delaware Statutory Trust, 410 North Scottsdale Road, Ste. 1000, Tempe, AZ
This instrument was prepared Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the LOT 30, STONERIDGE

THIS DEED made this 4 day of September, 2025 by and between

GRANTOR	GRANTEE
Ruby N. Bryson and James C. Bryson, a married couple	Opendoor Property Trust I, a Delaware Statutory Trust
<i>Mailing Address:</i> 315 Flagstone Crossing Road 106 Rolesville, NC 27579	<i>Mailing Address:</i> 410 North Scottsdale Road Ste. 1000 Tempe, AZ 85288 <i>Property Address:</i> 35 Pebble Creek Drive Franklinton, NC 27525

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land or condominium unit situated in the City of Franklinton, Franklin County, North Carolina and more particularly described as follows:

See Exhibit "A," attached hereto and incorporated by reference

This instrument prepared by, Hankin & Pack, PLLC,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the county
tax collector upon disbursement of closing proceedings.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1966 Page 170.

All or a portion of the property herein conveyed xx includes or _____ does not include the primary residence of a grantor.

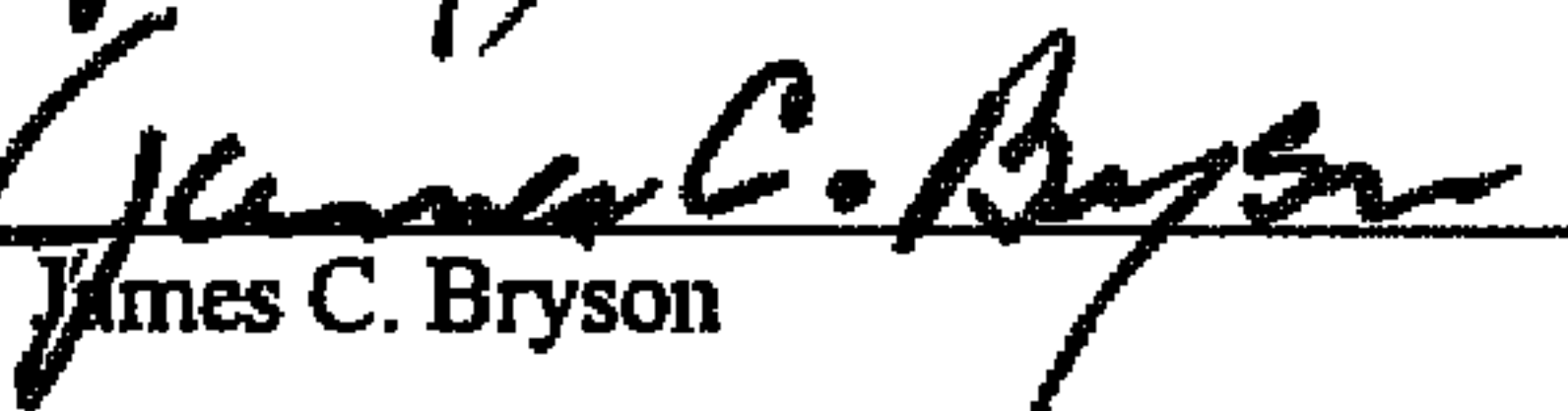
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.


Ruby N. Bryson


James C. Bryson

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Joshua C. Garlick, Notary Public, do hereby certify that Ruby N. Bryson and James C. Bryson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 4 day of September, 2025.


Official Signature of Notary

My Commission Expires: 02-06-2028

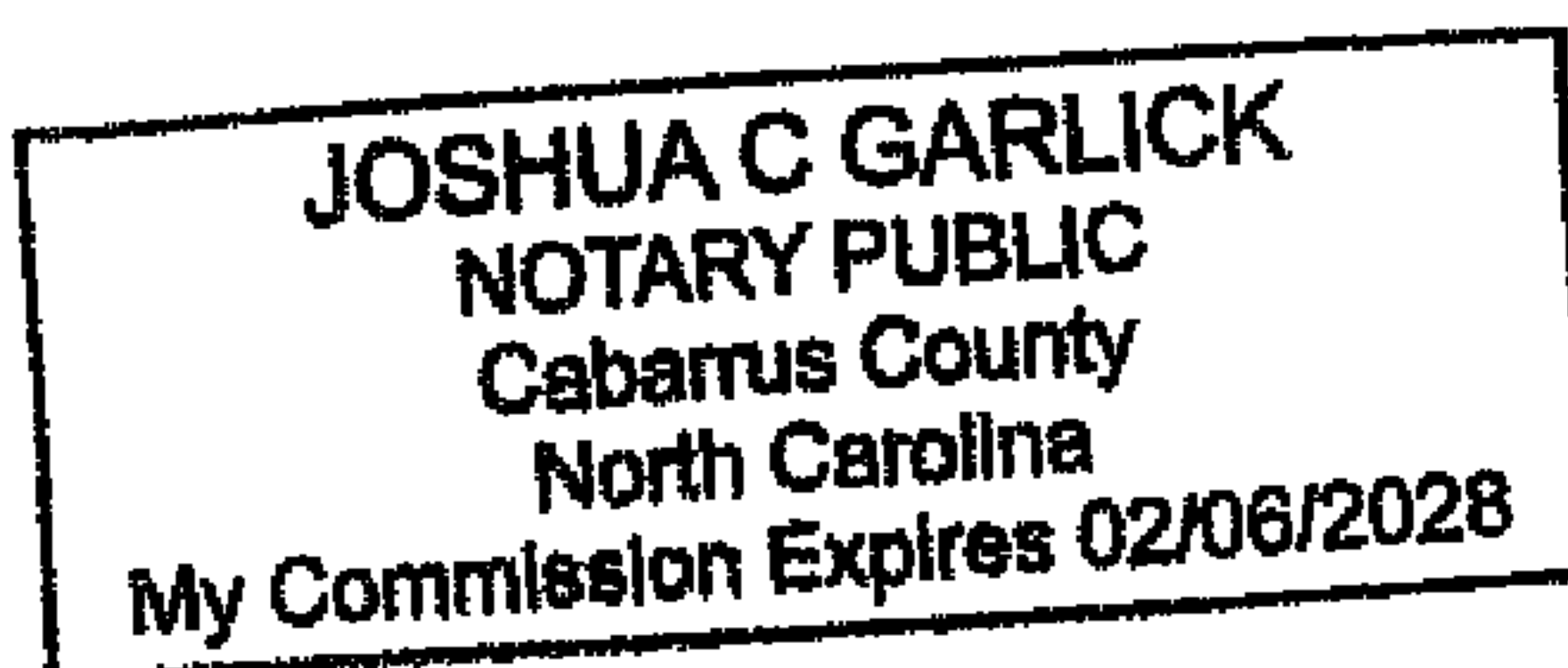


EXHIBIT A

Being all of Lot 30, Stoneridge Subdivision, as shown recorded in Plat Book 2006, Pages 36A-E, Franklin County Registry.