

This certifies that there are no delinquent ad valorem, real estate taxes, which the Franklin County Tax Collector is charged with collecting, that are a lien on: Parcel identification number: 005990 This is not a certification that Franklin County Parcel Identification Number Matches this deed Description.

Bobbie Tharrington

Tax Collector/ Clerk

05/03/2019

Date

BK 2176 PG 762 - 764 (3)

This Document eRecorded:

Fee: \$26.00

Franklin County, North Carolina

Brandi Smith Davis, Register of Deeds

DOC# 10012023

05/03/2019 08:43:03 AM

Tax: \$360.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No. 005990 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

Brief description for the Index: Lot 3, Brandy Creek Sub, Ph 1

THIS DEED made this 2ND day of MAY, 2019, by and between

GRANTOR	GRANTEE
Opendoor Property D LLC, a Delaware limited liability company 405 Howard Street, Suite 550 San Francisco, CA 94105	Cody David Mauer and wife, Gina Marie Mauer 960 Hicks Road Youngsville, NC 27596

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Youngsville, Franklin County, North Carolina and more particularly described as follows: BEING all of Lot 3, Brandy Creek Subdivision, Phase 1, as shown on map recorded in Plat Record File C3, Slide 12A, Franklin County Registry.

Property Address: 960 Hicks Road, Youngsville, NC 27596

REID: 005990

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2171 page 2180.
All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Record File C3, Slide 12A.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

Opendoor Property D LLC, a Delaware limited liability company
(Entity Name)

Print/Type Name: _____ (SEAL)

By: OD Equity Owner D LLC, its sole Member

Print/Type Name: _____ (SEAL)

By: Opendoor Property Acquisition Fund LP, its sole Member

Print/Type Name: _____ (SEAL)

By: Opendoor GP LLC, its General Partner

Print/Type Name: _____ (SEAL)

By: Opendoor Labs Inc., its sole Member

Print/Type Name: _____ (SEAL)

By: 

Print/Type Name: **KP Williams**

Its: Authorized Signer

State of Georgia

County of Dekalb

On the 19 day of March, 20 19, before me, the undersigned, a Notary Public in and for said State, personally appeared KP Williams, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., the sole Member of Opendoor GP LLC, the General Partner of Opendoor Property Acquisition Fund LP, the sole member of OD Equity Owner D LLC, the sole member of Opendoor Property D LLC, a Delaware limited liability company and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.



(Official/Notarial Seal)

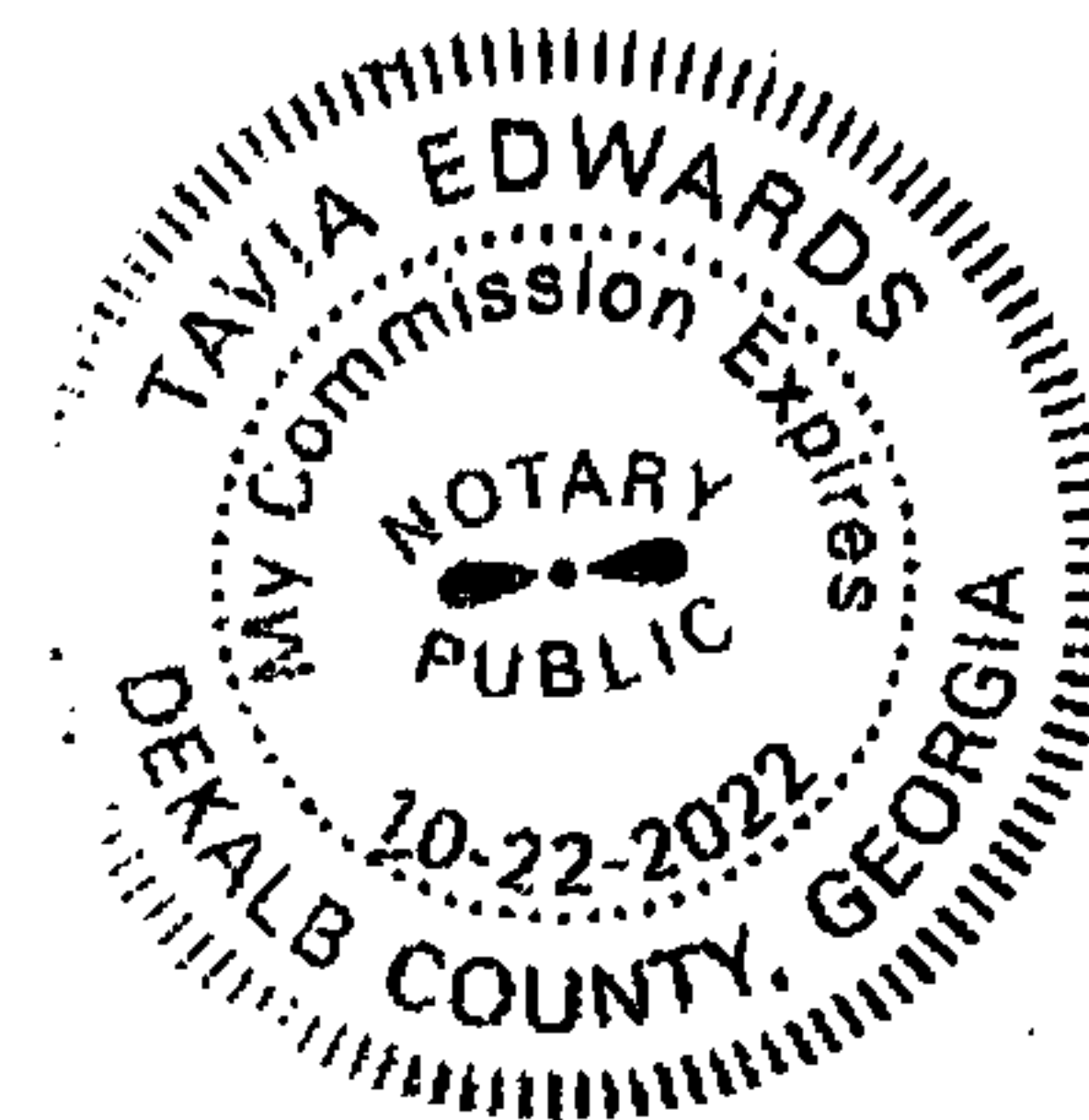


EXHIBIT A

- (i) the lien of real estate taxes which are not yet due and payable,
- (ii) all applicable laws (including zoning, building ordinances and land use regulations),
- (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record,
and
- (iv) and any matters which would be revealed by an accurate survey.