

FILED Apr 24, 2026 FILED ELECTRONICALLY
 AT 01:52:00 PM VANCE COUNTY NC
 BOOK 01476 CASSANDRA D. NEAL
 START PAGE 0948 END PAGE 0950
 INSTRUMENT # 01344
 RECORDING \$26.00
 EXCISE TAX \$493.00
 CDN

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$493.00

Parcel Identification 0035 03015

Title Insurance OS National, LLC - OD Division

Mail/Box Opendoor Property Trust I, a Delaware Statutory Trust, 1295 West Washington Street, Ste. 115, Tempe, AZ

This instrument was prepared Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the 1209 ANNE STREET - METES AND BOUNDS, LOT 539 S.T. PEACE

THIS DEED made this 24 day of April, 2026 by and between

GRANTOR

Barry S. Hicks and Petronia Hicks, husband and wife

Mailing Address:

80 Kittrell Vance Avenue

Kittrell, NC 27544

GRANTEE

Opendoor Property Trust I, a Delaware Statutory Trust

Mailing Address:

1295 West Washington Street

Ste. 115

Tempe, AZ 85288

Property Address:

1209 Anne Street

Henderson, NC 27536

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 and sell unto the Grantee, the receipt of which is hereby acknowledged, certain lot or parcel of land or condominium unit situated in the County of Vance, State of North Carolina, and more particularly described as follows:

Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds.

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 proceeds.

Submitted electronically by "Hankin & Pack, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Vance County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1248 Page 353.

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.

Barry S. Hicks
Barry S. Hicks

Petronia Hicks
Petronia Hicks

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Nina Gunnell, Notary Public, do hereby certify that Barry S. Hicks and Petronia Hicks personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 24 day of April, 2026.

Nina Gunnell
Official Signature of Notary

My Commission Expires:

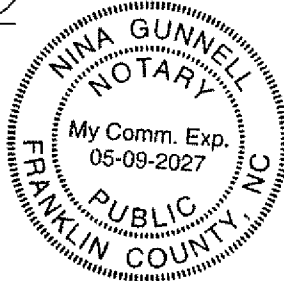


EXHIBIT A

BEGINNING at an iron pipe on the southern edge of Anne Street, corner for Lots 529 and 530; run thence along the line for Lot 530 South 34 degrees 30' West 184 feet to an iron pipe, rear corner for Lots 529 and 530 in a new line for the Willie P. Peace Trust; run thence along a new line for Willie P. Peace North 57 degrees 15' West 90 feet to an iron pipe, rear corner for Lots 528 and 529 in the line of the Willie P. Peace Trust; run thence North 34 degrees 30' East 184 feet to an iron pipe on the southern edge of Anne Street; run thence along the southern edge of Anne Street South 57 degrees 15' East 90 feet to the place of beginning. The same being Lot 529 as shown on plat of property of S.T. Peace Real Estate Subdivision of Anne Street prepared by Jesse J. Parrish, RLS, dated August 12, 1974. [12-MS-318T/K]