

Excise Tax \$513.00

PIN:

ParcelID:086501499656

Mail/Box to: GRANTEE

This instrument was prepared by: **Hilton Silvers & McClanahan, PLLC, 7320 Six Forks Road, Suite 100
Raleigh, NC 27615 (Without Benefit of Title Exam/Tax Advice)**

Brief description for Index: Lots 36 & 37, B1 A, West Side B St. Butner NC, Dutchville Twnshp.

THIS DEED made this 4 day of May 2026, by and between:

GRANTOR

Sheila P. Massey, unmarried

GRANTEE

Opendoor Property Trust I, a Delaware Statute

Mailing Address:
1295 West Washington Street
Ste. 115
Tempe, AZ 85288

Property Address:
1710 West B Street
Butner, NC 27509

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 situated in Granville County, North Carolina and more particularly described as:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by **Phyllis C. Pruitt** by instrument recorded in Book 270, Page 769. A map showing the above described property is recorded in Plat Book , Page

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 Granville County, NC Tax Collector upon disbursement of closing proceedings.

Phyllis C. Pruitt died on October 8, 2024. **Phyllis C. Pruitt's** Last Will and Testament has been duly probated and is recorded in the Office of the Clerk of Superior Court of Granville County, North Carolina, Estate File Number **24E001465-380** in which the property was bequeathed and devised to **Sheila P. Massey**.

All or a portion of the property conveyed ☒ is/ ☐ is not a principal residence of the 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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Sheila P. Massey (SEAL)
Sheila P. Massey

STATE OF Georgia COUNTY OF Fannin

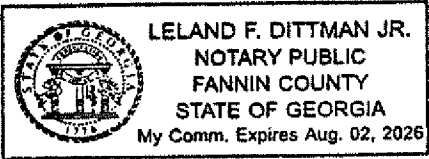
I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- ☒ I have personal knowledge of the identity of the principal(s)
- ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- ☐ I signed this notarial certificate on the date below according to the emergency video notarization requirements contained in N.C.G.S. 10B-25, in Wake County, North Carolina. _____ County, State of North Carolina is the county in which the principal signer(s) stated they were physically located during the emergency video notarization.

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: SHEILA P. MASSEY

Date: 4/29, 2026

(official seal)



Leland F. Dittman Jr.
(Notary Signature)

Leland F. Dittman Jr. Notary Public
(print name)
My commission expires: 8/02/2026

EXHIBIT A

BEGINNING at a point on the western side of B Street in Butner, North Carolina, the same being the southeast corner of Lot 36; going thence N. 76° 55' W. 200 feet along the southern line of Lot 36 to the southwest corner of Lot 36; going thence N. 13° 05' E. 100 feet along the western line of Lot 36 and 37 to the northwest corner of Lot 37; thence S. 76° 55' E. 200 feet along the northern line of Lot 37 to B Street; thence along B Street S. 13° 05' W. 100 feet along the line of Lot 36 and 37 to the point of beginning, the same being Lot No. 36 and 37 of Block A, of the property of the North Carolina Hospitals Board of Control, as per plat and survey thereof, dated April, 1949, and now on file in the office of the Register of Deeds of Granville County, Plat Book 2, page 147, to which reference is hereby made for a more particular description of same.

There is reserved and excepted from the property above described easements for sewer, water and electric lines and the maintenance thereof at the locations of said lines as they now exist across this property.

This conveyance is made in accordance with Rules and Regulations adopted jointly by the N.C. Department of Mental Health, formerly the N.C. Hospitals Board of Control, and the Advisory Budget Commission regarding the sale of real property as

NC Form No. 3 - 1970, Revised © 1977 - James H. Hargett & Co., Inc., Box 127, Yantisville, N.C. 27556

provided by Chapter 71, Session Laws 1949, as amended. This sale is also made subject to Rules and Regulations adopted by the Hospitals Board of Control concerning restrictions and zoning of properties in accordance with Chapter 71, Session Laws 1949, as amended, on file in the Office of the Secretary of State of the State of North Carolina.

For further description see that certain deed from A. F. Slaughter and wife, Alma F. Slaughter, to Joseph K. Pruitt and wife, Phyllis C. Pruitt, which said deed is dated November 15, 1966, and is recorded in Deed Book 171, at page 37, Granville County Registry.