

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$579.00
Parcel Identification 022125
Title Insurance OS National, LLC - OD Division **Ste. 115**
Mail/Box Brad Bonney, Trustee of Opendoor Property Trust I, a Delaware Statutory Trust, 1295 West Washington **Tempe, AZ 85288**
This instrument was prepared Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the LOT 2158, LAKE ROYALE

THIS DEED made this 17 day of June, 2026 by and between

GRANTOR	GRANTEE
Norma Marie Priestley, an unmarried woman	Opendoor Property Trust I, a Delaware Statutory Trust
<i>Mailing Address:</i> 1102 Sweet Gum Way Mebane, NC 27302	<i>Mailing Address:</i> 1295 West Washington Street Ste. 115 Tempe, AZ 85288 <i>Property Address:</i> 133 Ottawa Drive Louisburg, NC 27549

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 Louisburg, Franklin County, North Carolina and more particularly described as follows:

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

*****Vesting deed is enhanced Life Estate Adam J. Priestley only obtains interest upon death of Norma Marie Preistly, she has reserved right to convey, without joinder of Adam.**

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 2416 Page 44.

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.

Norma Marie Priestley
Norma Marie Priestley

STATE OF NORTH CAROLINA

COUNTY OF Wash.

I, Joshua C. Garlick, Notary Public, do hereby certify that Norma Marie Priestley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17 day of June, 2026.

Joshua C. Garlick
Official Signature of Notary

My Commission Expires: 02-06-2028

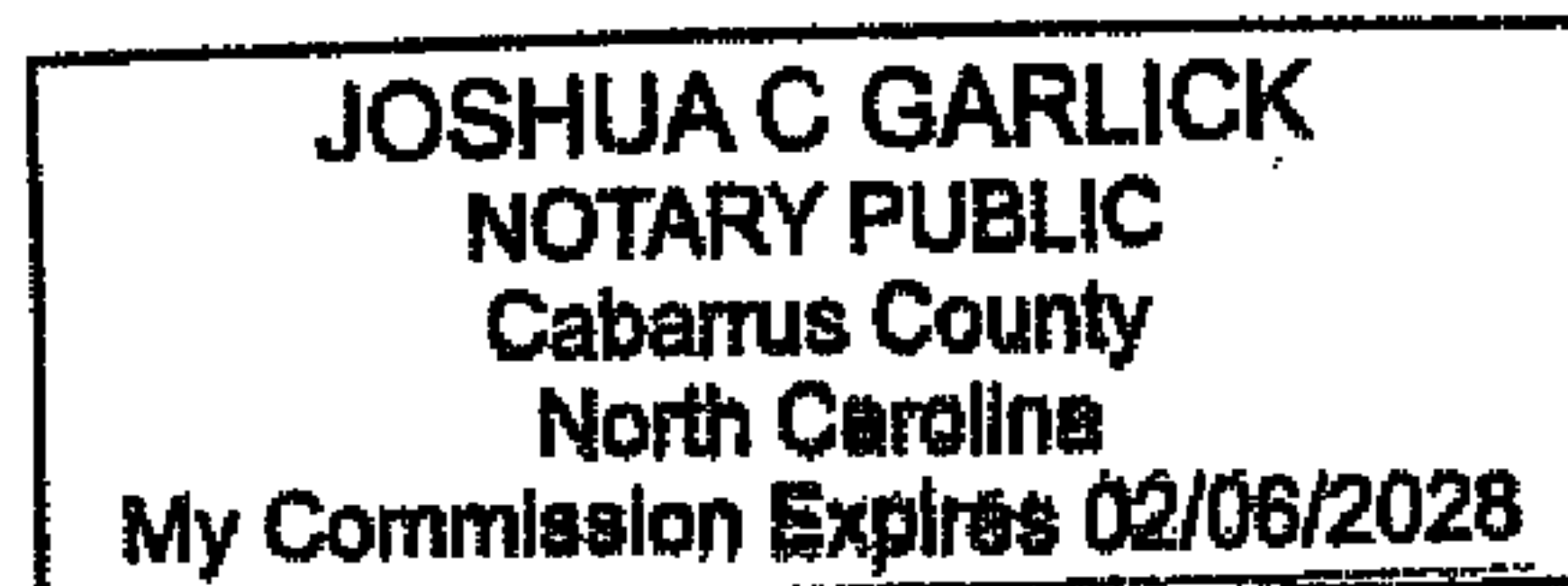


EXHIBIT A

BEING all of Lot 2158 as shown on Plat of Lake Royale Subdivision in Plat Record File 1, Slides 103-105, Franklin County Registry.