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OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
09/30/2026 11:41 AM Recording Fee: $26.00
Excise Tax: $712.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $712.00
Parcel Identification 0511103
Title Insurance OS National, LLC - OD Division
Mail/Box Opendoor Property Trust I, a Delaware Statutory Trust,
This instrument was prepared Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the LOT 315, SIDNEY CREEK, PHASE TWO

THIS DEED made this 30th day of September, 2026 by and between

GRANTOR	GRANTEE
Ronald Debnam, Jr., a/k/a Ronald Debnam and Patrice McCalla-Debnam, a/k/a Patrice Debnam, husband and wife	**Opendoor Property Trust I, a Delaware Statutory Trust**
Mailing Address: 4508 Brintons Cottage Street Raleigh, NC 27616	*Mailing Address:* 1295 West Washington Street Ste. 115 Tempe, AZ 85288 *Property Address:* 1008 Channel Drop Loop Zebulon, NC 27597

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 Zebulon, Wake County, North Carolina and more particularly described as follows:

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

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 19892 Page 465.

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.

Ronald Debnam, Jr., a/k/a Ronald Debnam

Patrice McCalla-Debnam, a/k/a Patrice Debnam

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Nina Gunnell, Notary Public, do hereby certify that Ronald Debnam, Jr. and Patrice McCalla-Debnam personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 30 day of September, 2026.

Official Signature of Notary

My Commission Expires:

NINA GUNNELL NOTARY PUBLIC FRANKLIN COUNTY, NC My Comm. Exp. 05-09-2027

EXHIBIT A

All of Lot 315, in Sidney Creek, Phase Two, as shown on the plat recorded in Book of Maps 2023, Pages 2029-2035, Wake County Registry, to which map reference is hereby made for a more particular description.