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5/5/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489824

Prepared by and return to:

Charles Chacko

OS National LLC

3097 Satellite Blvd., Suite 230

Duluth, GA 30096

(770) 497-9100

This document is prepared as an incidental service
to the issuance of a title insurance policy.

Doc Stamp-Deed: \$1,824.90

File Number: 615144

Parcel Number: 2024070011

Address: 2228 North Orange Avenue, Sarasota, FL 34234

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 4th day of May, 2026, between **Kristen Goffeney, a single woman**, whose post office address is: 1667 Laurel St, Sarasota, FL 34236, Grantor, and **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust**, whose post office address is: 1295 W. Washington St, Suite 115, Tempe, AZ 85288, existing under the laws of the State of Delaware, Grantee, (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 4, Block 1, NEWTOWN SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 308, of the Public Records of Manatee County, Florida, and in Plat Book A, Page 53, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2024070011

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2025.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Witness: Amber Hall
Witness #1 Signature
Printed Name: Amber Hall

Printed Address:
4173 Abbey CT
Haines City ,FL, 33844

Nikole Murray
Witness #2 Signature
Printed Name: Nikole Murray

Printed Address:
4025 Bexhill Dr
New Smyrna Beach FL 32168

Grantor: Kristen Goffeney
Kristen Goffeney

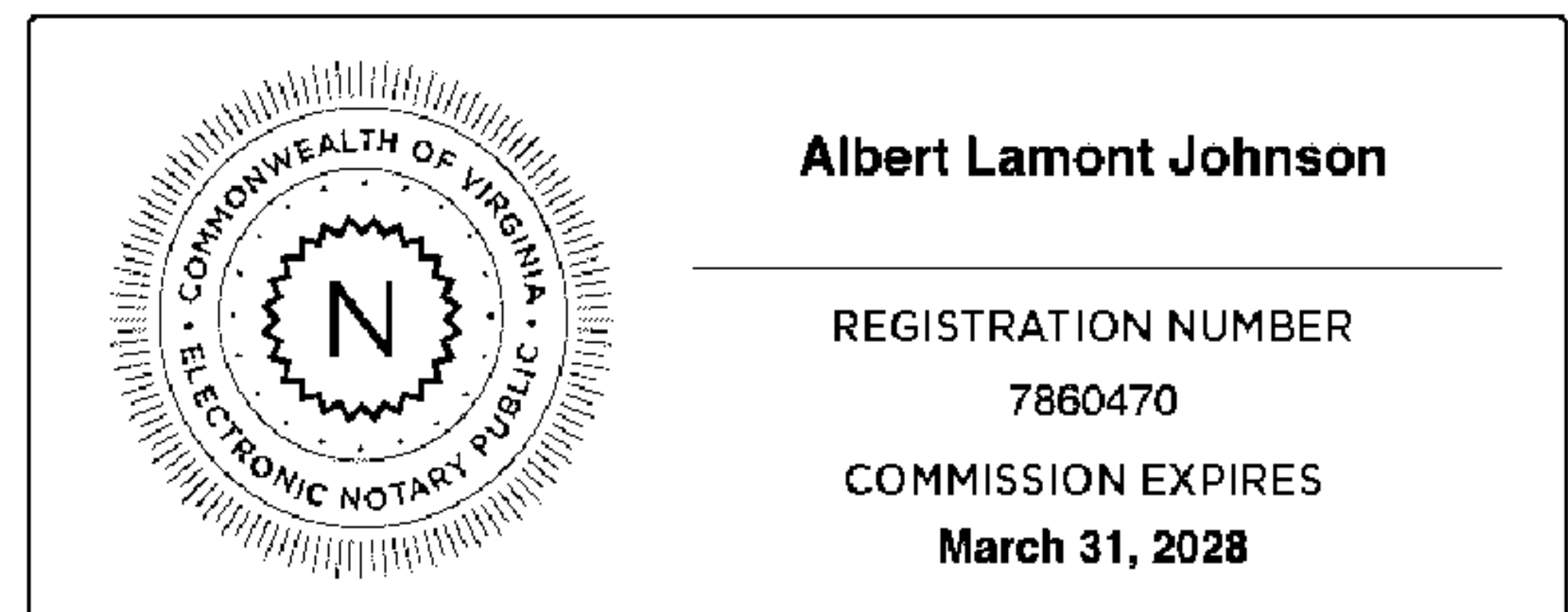
State of Virginia
County of Chesterfield

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 20 26, by Kristen Goffeney, who is personally known to me or who has produced Drivers License as identification.

Albert Lamont Johnson
Notary Public

Printed Name: Albert Lamont Johnson

My Commission Expires: 03/31/2028



Notarized remotely online using communication technology via Proof.