

5/20/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496884

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: \$1,829.80

File Number: 617389

Parcel Number: 0991185325

Address: 4790 Londel Avenue, North Port, FL 34287

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of May, 2026, between **Mary Alice Ward Woodend, unmarried widow and surviving spouse of Michael J. Woodend, deceased**, whose post office address is: 1221 Vouri Circle, Huntsville, AL 35803, 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 25, Block 1853, THIRTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per plat thereof recorded in Plat Book 16, Page 14, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0991185325

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:
Samuel Louis
Witness #1 Signature
Printed Name: Samuel Louis

Grantor:
Mary Alice Ward Woodend
Mary Alice Ward Woodend

Printed Address:
2020 NE 163rd st ste 108
North Miami Beach FL 33162

Michael Occide
Witness #2 Signature
Printed Name: Micheal Occide

Printed Address:
737 NW 47th Terrace
Miami, FL 33127

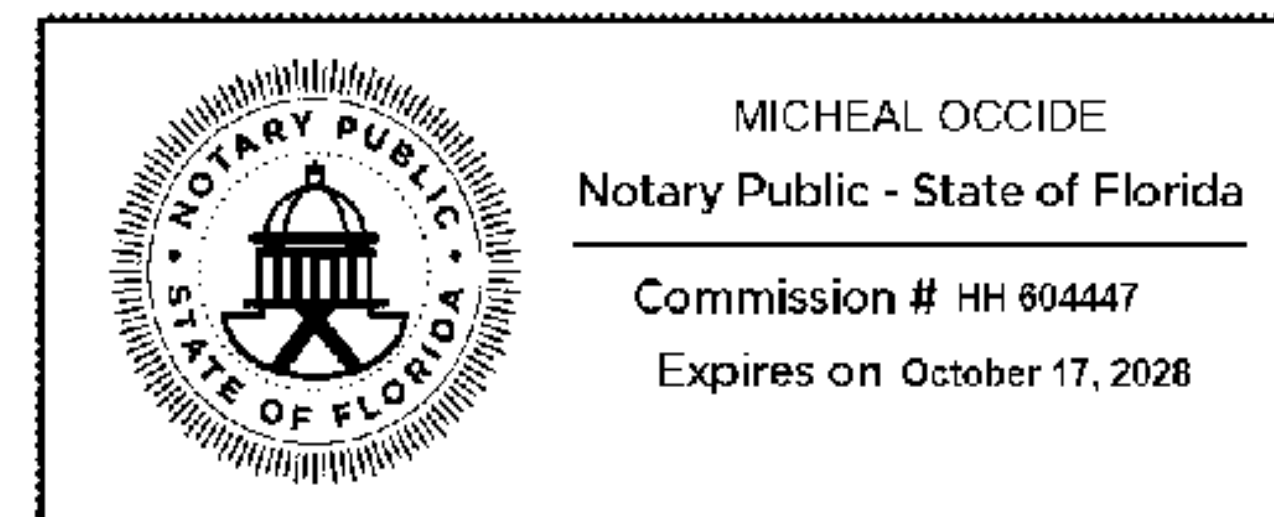
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [] physical presence or online notarization, this 15th day of May, 2026, by Mary Alice Ward Woodend, [] who is personally known to me or [] who has produced DRIVER LICENSE as identification.

Michael Occide
Notary Public

Printed Name: Micheal Occide

My Commission Expires: 10/17/2028



Notarized remotely online using communication technology via Proof.