

6/4/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503111

Doc Stamp-Deed: \$1,820.00

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.

File Number: 620218

Parcel Number: 1120-16-1608

Address: 1914 Landau Avenue, North Port, FL 34288

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 3rd day of June, 2026, between **Aram Stepanyan, a married man**, whose post office address is: 7817 86th Street Glendale, NY 11385, Grantor, and **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust** whose post office address is: 1295 W. Washington St Suite 115 Tempe, AZ 85288, 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 consideration 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 8, Block 1616, 33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 17, Public Records of Sarasota County, Florida.

Parcel Identification Number: 1120-16-1608

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.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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:

Karlianna Henderson

Witness #1 Signature

Printed Name: Karlianna Henderson

Printed Address:

7108 Bluebonnet

Amarillo, TX 79108

Audrey Bruneel

Witness #2 Signature

Printed Name: Audrey Bruneel

Printed Address:

833 Aspen Peak Loop 1226

Henderson NV 89011

Grantor:

Aram Stepanyan

Aram Stepanyan

State of Texas

County of Comal

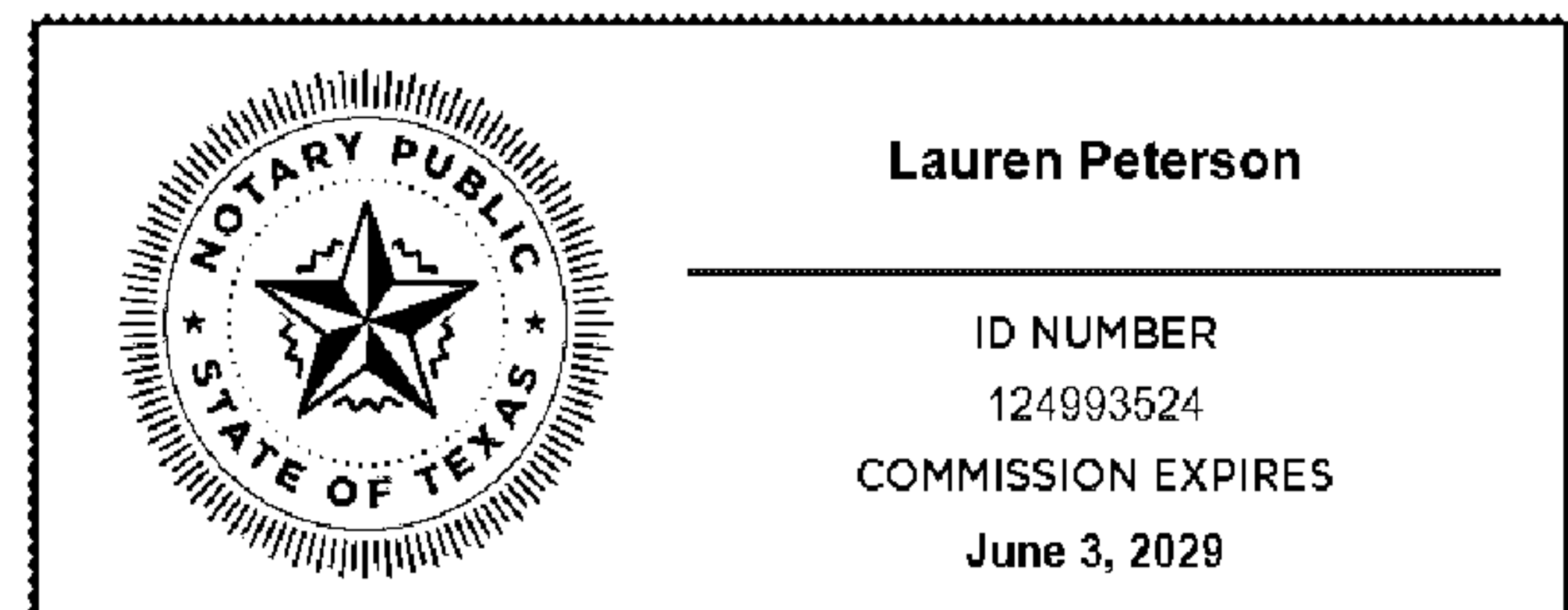
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 3rd day of June, 2026, by Aram Stepanyan, ☐ who is personally known to me or ☒ who has produced DRIVER LICENSE as identification.

Lauren Peterson

Notary Public

Printed Name: Lauren Peterson

My Commission Expires: 06/03/2029



Electronically signed and notarized online using the Proof platform.