

9/22/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547618

Doc Stamp-Deed: \$2,205.00

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: 634233

Parcel Number: 0985-02-4608

Address: 1796 Nora Lane, North Port, FL 34286

(Space Above This Line For Recording Data)

CORPORATE WARRANTY DEED

This Indenture made this 18 day of September, 2026, between **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust** whose address is: 1295 W. Washington St., Suite 115, Tempe, AZ 85288, existing under the laws of the State of Delaware, Grantor, and **Aida Avila Mulet, an unmarried woman and Ramiro Llanes, an unmarried man, as tenancy in common** whose address is: 1796 Nora Lane, North Port, FL 34286, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of FL, to wit:

Lot 8, Block 246, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Page(s) 20, 20A through 20ZZ, of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

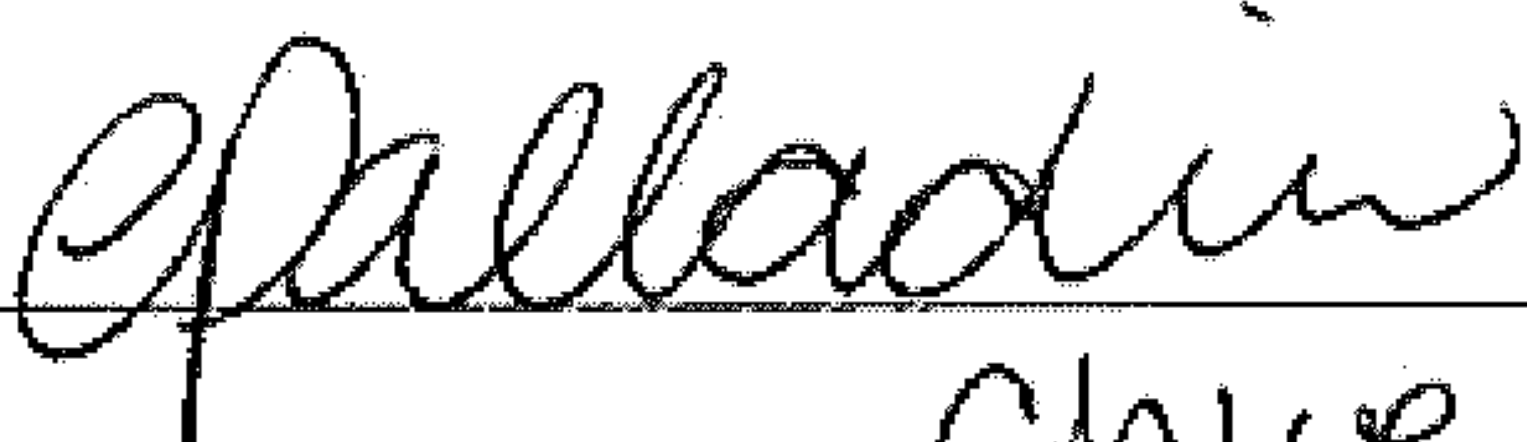
Parcel Identification Number: **0985-02-4608**

And the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

WITNESS:


Witness Printed Name: Chive Palladino
POA: 1295 W. Washington St. Ste 115 Tempe, AZ 85288


Witness Printed Name: Tracy McEachern
POA: 1295 W. Washington St. Ste 115 Tempe, AZ 85288

Opendoor Property Trust I, a Delaware Statutory Trust

By: Opendoor Labs, Inc., as Trust Manager

By: 

Name: Whitney Pham

Title: Authorized Signatory

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me by [☒] physical presence or [☐] online notarization this 18 day of September, 2026, by Whitney Pham as authorized signatory for Opendoor Property Trust I on behalf of the trust, who (☒) is/are personally known to me or (☐) has/have produced _____ as identification.


Notary Public

Printed Name: Jonathan Sellers

My Commission Expires: 03-10-2030

(NOTARY SEAL)

