

Prepared by and return to:

**Charles Chacko**  
**OS National LLC**  
**2170 Satellite Blvd. Suite 200**  
**Duluth, GA 30097**  
**770-497-9100**

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

File Number: 487227  
Parcel Number: 0711317035005400090  
Address: 32 Bunker Knolls Lane, Palm Coast, FL 32137

---

(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 21st day of September, 2022, between **William O. Shaddix, II and Nancy A. Shaddix, as Trustees of the William O. Shaddix, II and Nancy A. Shaddix Joint Revocable Trust dated May 30, 2001, as amended and restated April 10, 2018**, whose post office address is: 1 Deer Moss Trail, Ormond Beach, FL 32174 and **Opendoor Property Trust I, a Delaware Statutory Trust** whose post office address is: 410 N. Scottsdale Rd. Ste. 1600, Tempe, AZ 85281, 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 Flagler County, Florida, to-wit:

**Lot 9, Block 54, Palm Coast, Map of Belle Terre, Section 35, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 2 through 26, of the Public Records of Flagler County, Florida.**

**Parcel Identification Number: 0711317035005400090**

**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 2022.

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, sealed and delivered in our presence:

Seller:

Rose Mary Miller  
 Witness #1 Signature  
 Witness #1 Printed Name: Rose Mary Miller

Kimberly C Pomp  
 Witness #2 Signature  
 Witness #2 Printed Name: Kimberly C Pomp

The William O. Shaddix, II and Nancy A. Shaddix Joint  
 Revocable Trust dated May 30, 2001, as amended and  
 restated April 10, 2018

William O. Shaddix II as Individual; Signed by  
William O. Shaddix, II, as Individual; Signed by: Nancy A. Shaddix,  
A. Shaddix, as Attorney-in-Fact  
as Attorney-in-Fact

Nancy A. Shaddix Trustee and as Individual  
 Nancy A. Shaddix, as Individual and Trustee

State of FLORIDACounty of VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
21st day of September, 2022, by William O. Shaddix, II, as Individual; Signed by: Nancy A.  
Shaddix, as Attorney-in-Fact and Nancy A. Shaddix, as Individual and Trustee of the William O. Shaddix, II and Nancy A.  
Shaddix Joint Revocable Trust dated May 30, 2001, as amended and restated April 10, 2018, who is personally known to me  
 or who has produced driver's license as identification.

Notary Public

Printed Name: Kimberly C PompMy Commission Expires: 1-6-26