

Tax Map:
504-00-00-196
Date: 03/02/2023

YORK COUNTY, SC	
2023005800	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1099.80
COUNTY TAX	\$465.30
03-02-2023	12:04:23 PM
BK:RB 20640	PG:461-464

Hankin & Pack, PLLC
5955 Carnegie Boulevard, Suite 350
Charlotte, NC 28209

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Larry Spencer Hand, Jr. and Rhonda Strickler Hand, as joint tenants with rights of survivorship,
and not as tenants in common
(hereinafter "Grantee")**

All that certain piece, parcel or lot of land lying, being and situate on the northeast side of Eastview Road in Ebenezer Township, York County, South Carolina, and being designated as Lot 4 of Eastview Oaks Phase III, as recorded in Plat Book C-332, page 4, in the Office of the Clerk of Court for York County, South Carolina, which plat is incorporated herein by reference and having such metes, bounds, courses and distances as more fully appear on said plat.

Derivation: This being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Dennis Chappell and Margaret Chappell, signed on January 13, 2023 and recorded on January 13, 2023 in Book RB 20580 at Page 206 in the Office of the Clerk of Court for York County, South Carolina.

Common Address: 2474 Eastview Road, Rock Hill, SC 29732

Grantee Address: 2474 Eastview Road, Rock Hill, SC 29732

This conveyance is made SUBJECT TO:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

WITNESS the Hand and Seal of Opendoor Property Trust I, a Delaware statutory trust by its authorized signor this 24th day of February, 2023

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness No. 1

[Signature]
Witness No. 2

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., a Delaware corporation,
as Trust Manager

By: [Signature]
Print Name: Kylie Ottney
Its: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

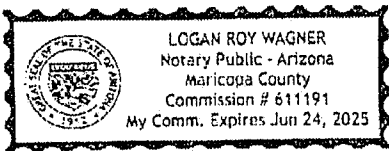
ACKNOWLEDGMENT
SC CODE 26-3-50

On the 24th day of February, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Kylie Ottney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity as authorized signatory of Opendoor Labs Inc., a Delaware corporation, as Trust Manager of Opendoor Property Trust I, a Delaware statutory trust and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.

[Signature]
Notary Public
Logan Roy Wagner
Notary's Printed or Typed Name

My Commission Expires: 06-24-2025



STATE OF SOUTH CAROLINA

COUNTY OF YORK

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred is located at 2474 Eastview Road, Rock Hill, SC 29732 bearing York County Tax Map Number 504-00-00-196, was transferred by Opendoor Property Trust I, a Delaware Statutory Trust to Larry Hand and Rhonda Hand, as joint tenants with rights of survivorship, and not as tenants in common on February 27, 2023
3. Check one of the following: The DEED is:
 - a. ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - c. ☒ EXEMPT from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ☐ or No ☒

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$423,000.00
 - b. ☐ The fee is computed on the fair market value of the realty which is \$00.00.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$00.00.
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding encumbrance is \$ _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ _____ 423,000.00
 - b. Place the amount listed in item 5 above here: \$ _____ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ _____ 423,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,565.10
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Attorney: Tracy Frick

Subscribed and sworn to before me this 27 of
February, 2023.

Tracy Frick
Notary Public

Truman Smith
Notary Public, State of South Carolina
My Commission Expires May 29, 2029