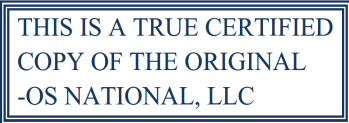


Prepared by:
Hassen Law, PLLC
6750 W. Loop South, #615
Bellaire, TX 77401



After Recording Return to:
Sanjay Jyamire
Ambika Kumari Yadav
3663 Swiss Lane
Irving, TX 75038

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

**GENERAL WARRANTY DEED WITH VENDOR’S LIEN
(Vendor’s Lien Reserved and Assigned to Third Party Lender)**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

THAT THE UNDERSIGNED, **OPENDOOR PROPERTY TRUST I**, a Delaware **statutory trust**, hereinafter called “Grantor,” whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note in the principal sum of **Three Hundred Eighty-One Thousand Two Hundred Ten and No/100 Dollars (\$381,210.00)**, payable to the order of **Daiyaan, Inc. DBA Liberty Home Mortgage, a Texas corporation**, hereinafter called “Lender”, as therein specified, providing for acceleration of maturity and for attorney’s fees, the payment of which note is secured by the vendor’s lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Brett M. Shanks, Trustee**, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto **SANJAY K. JYAMIRE AND AMBIKA KUMARI YADAV, husband and wife**, whose address is 3663 Swiss Lane, Irving, TX 75038, hereinafter referred to as the “Grantee,” whether one or more, the following real property, together with all improvements thereon, in Dallas County, to wit:

LOT 1, IN BLOCK A, OF BORDEAUX VILLAS, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED UNDER CC# 200600023504, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk’s Office of Dallas County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, unto the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the vendor's lien, as well as superior title in and to the above-described premises, is retained against the above-described property, premises, and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute. Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described note, the vendor's lien, together with the superior title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

EXECUTED EFFECTIVE this the 16 day of JANUARY, 2024.

GRANTOR:

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

BY: OPENDOOR LABS INC., a Delaware corporation, as Trust Manager

By: 

Name: Blake Hardy

Title: Authorized Signer

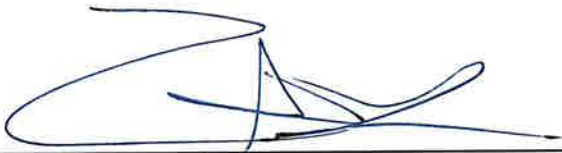
ACKNOWLEDGEMENT

STATE OF ARIZONA §

§

COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 16 day of JANUARY, 2024, by Blake Hardy, authorized signer (Title), OPENDOOR LABS, INC., as Trust Manager for OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust, on behalf of said entity.



Notary Public, State of Arizona

