

LANCASTER COUNTY ASSESSOR

Tax Map:

0080L 0A 009 00

RECORDED THIS 19th DAY  
OF JANUARY, 2022  
IN BOOK 00 PAGE 00

*Stephanie C. Murphy*

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2022000901	DEED
RECORDING FEES	\$15.00
STATE TAX	\$625.30
COUNTY TAX	\$264.55
PRESENTED & RECORDED	
01-19-2022	01:12:44 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: STEPHANIE KNIGHT	
BK:DEED 1510 PG:134-137	

Prepared By:

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

STATE OF SOUTH CAROLINA

)

**GENERAL WARRANTY DEED**

)

COUNTY OF LANCASTER

)

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.

**KNOW ALL MEN BY THESE PRESENTS**, that , **Opendoor Property J LLC, a Delaware Limited Liability Company** (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of TWO HUNDRED FORTY THOUSAND FIVE HUNDRED AND 00/100 (240,500.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Michael Wayne Jensen, Jr and Gabriela Natalie Jensen, as joint tenants with rights of survivorship, and not as tenants in common**  
**(hereinafter "Grantee")**

All Grantor's right, title and equitable or legal interest in and to:

**Being all of Lot 9 of Whitehall Subdivision, Phase I on Plat of Subdivision Survey for Craft Homes USA prepared by Precision Surveying, Inc., dated May 28, 2001, and recorded as Plat 2001, page 352 in the Office of the Register of Deeds for Lancaster County, South Carolina; being more particularly shown and delineated on a plat entitled "Plat of Boundary Survey" prepared by Precision Surveying Incorporated, dated December 19, 2005, and recorded in Plat Book 2005 at page 703 in the Office of the Register of Deeds for Lancaster County, South Carolina. Reference to said latter plat is made for a more complete and accurate description.**

**Being the same property conveyed to Opendoor Property J, LLC, a Delaware Limited Liability Company by deed of Loretta McCain dated October 4, 2021 and recorded October 5, 2021 in Deed Book 1477 at page 101 in the Office of the Register of Deeds for Lancaster County, South Carolina.**

Lancaster County Tax Map No.: 0080L-0A-009.00

Common Address: 3449 East Fairmeadow Drive, Lancaster, SC 29720

Grantee Address: 3449 East Fairmeadow Drive, Lancaster, SC 29720

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.

\*\*\*\*\*SIGNATURES ON FOLLOWING PAGE\*\*\*\*\*

WITNESS the Hand and Seal of Opendoor Property J LLC, a Delaware limited liability company by its authorized signor this 17 day of January, 2022.

Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness No. 1

[Signature]  
Witness No. 2

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Labs Inc., a Delaware Corporation,  
as an authorized person

By: [Signature]  
Print Name: Aimee Zwolle  
Title: Authorized Signer

STATE OF Arizona

ACKNOWLEDGMENT

COUNTY OF Maricopa

SC Code 26-3-50

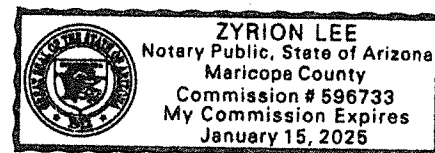
On the 17 day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Aimee Zwolle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity as authorized signer of Opendoor Labs Inc., a Delaware Corporation, as an authorized person for Opendoor Property J LLC, a Delaware limited liability company 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

Zyrion Lee  
Notary's Printed or Typed Name

My Commission Expires: 01-15-2025



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**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 3449 East Fairmeadow Drive, Lancaster, SC 29720 bearing Lancaster County Tax Map Number 0080L-0A-009.00, was transferred by Opendoor Property J LLC, a Delaware Limited Liability Company to Michael Wayne Jensen, Jr and Gabriela Natalie Jensen, as joint tenants with rights of survivorship, and not as tenants in common on January 18, 2022
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 x

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 \$240,500.00
  - 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 XX 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: \$ \_\_\_\_\_ 240,500.00
  - 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: \$ \_\_\_\_\_ 240,500.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$889.85
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: Travis Y. Bell

Subscribed and sworn to before me this 18 of Aug, 2022.

Notary Public [Signature]

