

Prepared by and return to:

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

File Number: 574083  
Parcel Number: 380626-016811-000-00  
Address: 1507 Elsie Street, Green Cove Springs, FL 32043

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## Warranty Deed

**This Warranty Deed** made this 19 day of February, 2015, between **Christina Dunlap, a married woman**, whose address is: 1201 Bonaventure Avenue, Green Cove Springs, FL 32043, and **Frankie Sutherland Jr., an unmarried man**, whose address is: 682 Varney Road, Green Cove Springs, FL 32043, and **Joanna Long, a married woman**, whose address is: 207 Bayard Street, Green Cove Springs, FL 32043, and **Brian Sutherland, an unmarried man**, whose post office address is: 1004 Warner Road, Green Cove Springs, FL 32043, Grantors, and **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust** whose post office address is: 410 N Scottsdale Rd, Ste 1600, Tempe, AZ 85288, 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 Clay County, Florida, to-wit:

Lot 21, HIGHOAK ANNEX, according to the plat thereof as recorded in Plat Book 6, Page 22, of the Public Records of Clay County, Florida.

Parcel Identification Number: 380626-016811-000-00

**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 2024.

**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 and Sealed in Our Presence:**

Witness:

Witness #1 Signature

Printed Name: Eileen Vincent

Printed Address:

7405 Edgemoor St  
Sturke FL 32091

Eileen Vincent

Witness #2 Signature

Printed Name: Tamiya Scott

Printed Address:

1637 Firefly Dr green  
Cave Springs FL 32043

Grantor:

Christina Dunlap

Frankie Sutherland Jr.

Joanna Long

Brian Sutherland

State of Florida

County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of February, 2025, by Christina Dunlap and Frankie Sutherland Jr. and Joanna Long and Brian Sutherland, who is personally known to me or who has produced driver licenses as identification.

Notary Public

Printed Name: Eileen Vincent

My Commission Expires: January 1, 2027

