

Prepared by and return to:

**Charles Chacko**

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

File Number: 586793

Parcel Number: 060426-010906-000-00

Address: 210 Hilltop Drive, Orange Park, FL 32073

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## Warranty Deed

This Warranty Deed made this 18 day of June, 2025, between Samantha Relta, formerly known as **Samantha Pease**, whose post office address is: 223 NW 12th Lane Cape Coral, FL 33993, Grantor, 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 5, Block 8, MEADOWBROOK, UNIT TWO, according to plat thereof as recorded in Plat Book 6, Pages 12 and 13, of the Public Records of Clay County, Florida.

Prior Instrument at CFN # 2015003663 in Clay County, FL.

Parcel Identification Number: 060426-010906-000-00

**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: [Signature]  
Witness #1 Signature  
Printed Name: Kirk Shanks

Printed Address:  
2816 NW 10th St Cape  
Coral FL 33993  
[Signature]

Witness #2 Signature  
Printed Name: Cassandra Miller

Printed Address:  
1242 SW Pine Island Rd  
ste 42-274  
Cape Coral, FL 33991

State of FLORIDA  
County of LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2025, by Samantha Relta, who is personally known to me or who has produced Driver's License as identification.

[Signature]  
Notary Public

Printed Name: Cassandra Miller  
My Commission Expires: 03-26-29

Grantor: [Signature] fka Samuel Pease  
Samantha Relta fka Samantha Pease

