

ENT 17278:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 11 10:13 AM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:  
Opendoor Property J LLC  
C/O OS National, LLC  
Attn: Bernicia Stewart  
3097 Satellite Blvd, Bldg. 700, Ste 400  
Duluth, GA 30096

MAIL TAX NOTICES TO:  
Opendoor Property Trust I  
410 N. Scottsdale Rd, Ste 1600  
Tempe, AZ, 85288



File No.: 187138-DWP

---

## WARRANTY DEED

Nathaniel Ian Clawson, a married man,

**GRANTOR(S)**, of San Tan Valley, State of Arizona, hereby conveys and warrants to

Opendoor Property J LLC, a Delaware limited liability company,

**GRANTEE(S)**, of Tempe, State of Arizona

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 303, SUMMIT RIDGE TOWNS PLAT "D", according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 66-885-0303** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

6th

Dated this ~~7~~<sup>6</sup> day of March, 2025.  
Signed with **Stavvy**

Nathaniel Ian Clawson

STATE OF UTAH

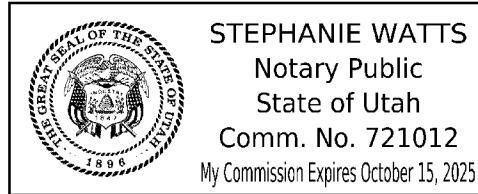
COUNTY OF DAVIS

6th

On this ~~7~~<sup>6</sup> day of March, 2025, before me, personally appeared Nathaniel Ian Clawson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy