

DOC# 2024-0147581



Jun 12, 2024 10:35 AM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$108.00 (SB2 Atkins: \$75.00)

PCOR: YES

PAGES: 4

RECORDING REQUESTED BY:  
Fabrica ZJ5RH7DCB156C Trust

When Recorded Mail Document and Tax  
Statements to:  
Fabrica ZJ5RH7DCB156C Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

APN/Parcel ID(s): 199-182-02-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## TRUST GRANT DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

**The undersigned Grantor declares under penalty of perjury that the following is true and correct:**

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. Documentary transfer tax is \$0.

This is a Trust Transfer under Section 62(a)(2) of the Revenue and Taxation Code: Transfer from an individual or legal entity to a trust that results solely in a change in the method of holding title to the real property and in which proportional ownership interests of the transferors and transferees remain the same after the transfer.

In this conveyance, grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer, R & T 11925.

The Desert Experience, LLC, a(n) California Limited Liability Company, Grantor, hereby grants to the Fabrica ZJ5RH7DCB156C Trust (the "Trust"), Grantee, the following described real property in the County of San Diego, California.

**See Exhibit A attached hereto and incorporated herein,  
together with all improvements thereon and all rights and  
appurtenances thereto.**

**APN: 199-182-02-00**

The beneficiary of the Trust is the record owner of the digital asset identified by ID #18197788930103331430 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

The Desert Experience, LLC

*Clayton Greenberg*

Date: 06/11/2024

Name: Clayton Greenberg, Member, The Desert Experience, LLC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TRUST GRANT DEED  
(continued)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

APN/Parcel ID(s): 199-182-02-00

State of Texas

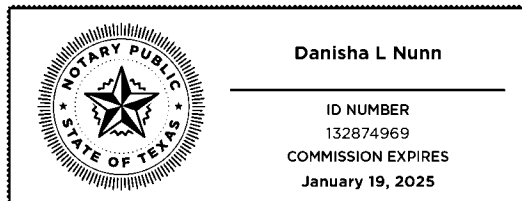
County of Tarrant!County

On 06/11/2024 before me, Danisha!L!Nunn Notary Public, personally appeared Clayton Greenberg, Member, The Desert Experience, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. via driver's license DR

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Danisha L Nunn*



Electronically!signed!and!notarized!online!using!the!Proof!platform.

**Exhibit A**

**Property Legal Description**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**

PARCEL 20 IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY MAP NO. 4975, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 15, 1959, AS DOCUMENT NO. 74733, OF OFFICIAL RECORDS.

**PARCEL B:**

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS ALL THOSE CERTAIN STRIP OF LAND DELINEATED AND DESIGNATED AS "80.00 FOOT EASEMENT RESERVED FOR ROAD", "60.00 FOOT EASEMENT RESERVED FOR ROAD", "50.00 FOOT EASEMENTS RESERVED FOR ROAD" AND "40.00 FOOT EASEMENT RESERVED FOR ROAD" ON SAID RECORD OF SURVEY MAP NO. 4975.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE PROPERTY DESCRIBED IN PARCEL A ABOVE.

County of San Diego, State of California.

APN: 199-182-02-00.

## **Exhibit B**

### **Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica ZJ5RH7DCB156C Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 11, 2024 (the "Agreement"). The trust property, the legal description of which is attached as Exhibit A (the "Trust Property"), has been deeded into the Trust.

A digital asset with ID #18197788930103331430 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any valid transfer of the Fabrica NFT transfers the beneficial ownership of the Trust and associated rights, as described further in the Agreement.

A record of current and historical ownership of the Fabrica NFT is maintained on Ethereum and is publicly available. For convenience purposes only, this URL has been set up to display the Agreement and any subsequent amendments, as well as a chain of ownership of the Fabrica NFT:

<https://app.fabrica.land/property/18197788930103331430>

NOW I, in my official office of Trustee, execute this Declaration as of the date written below.

#### **Trustee**

*Clayton Greenberg*

Name: Clayton Greenberg

Date: 06/11/2024