

LUNA COUNTY-NM
BERENDA MCWRIGHT, CLERK
202402276
1 OF 4
05/23/2024 03:22 PM
BY Paula Granillo



RECORDING REQUESTED BY:
Fabrica 2EWCVP4VSE1QY Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica 2EWCVP4VSE1QY Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 3034147470523

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

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

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

John Joseph Pieretti, an Individual, Grantor, hereby grants to the Fabrica 2EWCVP4VSE1QY Trust (the "Trust"), Grantee, the following described real property in the County of Luna, New Mexico.

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

APN: 3034147470523

The beneficial owner of the Trust is the record owner of the digital asset identified by ID #1421112012645827455 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

John Joseph Pieretti

Name: John Joseph Pieretti

Date: 05/23/2024

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): 3034147470523

State of Virginia
County of Henrico

On 05/23/2024 before me, LaRonda Shanik Toler Notary Public, personally appeared John Joseph Pieretti, 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.

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

WITNESS my hand and official seal.

Signature: *LaRonda Shanik Toler*



Notarized remotely online using communication technology via Proof.

LUNA COUNTY-NM
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202402276
3 OF 4
05/23/2024 03:22 PM
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Exhibit A

Property Legal Description

Tract Numbered Thirty-seven (37), Block Numbered Three (3) of Unit Numbered One Hundred Twenty-six (126) of the DEMING RANCHETTES, Luna County, New Mexico, according to the plat thereof on file in the Office of the Luna County Clerk, New Mexico.

County of Luna, State of New Mexico.

APN: 3034147470523.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 2EWCVP4VSE1QY Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of May 18, 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 #1421112012645827455 (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 transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

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/1421112012645827455>

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

Trustee

John Joseph Pieretti

Name: John Joseph Pieretti

Date: 05/23/2024