



Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0237551

RECORDING REQUESTED BY:
Fabrica ZGVZSTH2JVJ3P Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica ZGVZSTH2JVJ3P Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

09/26/2023
01:54 PM
SAN

T1585

Titles: 1 Pages: 4

Fees	\$25.00
Taxes	\$0.00
CA SB2 Fee	\$75.00
Total	\$100.00

APN/Parcel ID(s): 061022118

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.

Aina Investment LLC, a(n) Nevada Limited Liability Company, Grantor, hereby grants to the Fabrica ZGVZSTH2JVJ3P Trust (the "Trust"), Grantee, the following described real property in the County of San Bernardino, California.

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

APN: 061022118

The beneficiary of the Trust is the record owner of the digital asset identified by ID #18174272903809786939 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Aina Investment LLC

Date: 09/25/2023

Name: Eric Ko, Managing Member, Aina Investment 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): 061022118

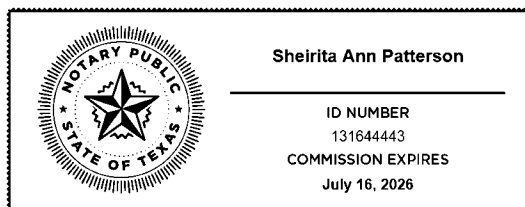
State of Texas
County of Harris

On 09/25/2023 before me, Sheirita Ann Patterson Notary Public, personally appeared Eric Ko, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 
Notary Public, State of Texas



Notarized online using audio-video communication

Exhibit A

Property Legal Description

The North one-half of Government LOT 38 Section 3 Township 1 North, Range 8 East, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the official Plat thereof.

County of San Bernardino, State of California.

APN: 061022118.

Exhibit B**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica ZGVZSTH2JVJ3P Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of September 25, 2023 (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 #18174272903809786939 (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://v3.fabrica.land/property/18174272903809786939>

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

Trustee

Name: Eric Ko

Date: 09/25/2023