

Participant ID: 6063591177  
0848497841

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*Melba Scoggins*

MELBA SCOGGINS

CLERK OF SUPERIOR COURT

BARTOW COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 008-2024-003297

**Prepared by; After recording return to:**

Fabrica DD3051V76Z7CM Trust

9450 SW Gemini Dr

PMB 89942

Beaverton, OR 97008-7105

Parcel ID No.: 0083-0217-007

STATE OF Georgia

COUNTY OF Bartow

**LIMITED WARRANTY DEED**

THIS INDENTURE is made on **July 31st, 2024**, by and between **John Jude Brunette**, an Individual (hereinafter called "Grantor"); and **Fabrica DD3051V76Z7CM Trust** (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain real property lying and being in Bartow County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

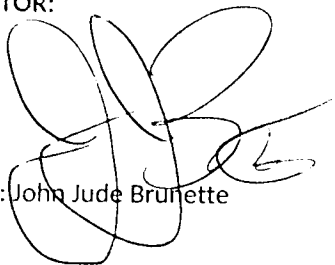
GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject to all matters of record.

The beneficiary of the Fabrica DD3051V76Z7CM Trust is the record owner of the digital asset identified by ID #7729868591003586250 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit "B".

[Signature Page Follows]

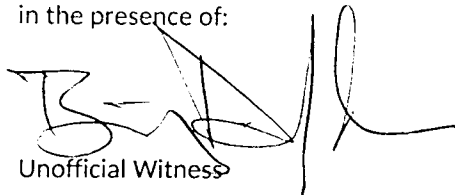
IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, all the day and year first written above.

GRANTOR:



Name: John Jude Brunette

Signed, sealed and delivered  
in the presence of:



Unofficial Witness

Notary Public

County of: *Bartow*

State of: *Georgia*

Notary Public

*Maci Gibson*

My Commission Expires: *02/20/2027*



**Exhibit A****Property Legal Description**

All that tract or parcel of land lying and being in Land Lots 217 and 252 of the 5th District, 3rd Section, Bartow County, Georgia, being more particularly described as follows:

To find the POINT OF BEGINNING; Begin at the common intersection of Land Lots 217, 218, 251 and 252 and running thence N 89 DEGREES 32 MINUTES 00 SECONDS E a distance of 475.14 feet to an iron pin found at the POINT OF BEGINNING;

Running thence N 02 DEGREES 38 MINUTES 23 SECONDS E A DISTANCE OF 470.05 FEET TO AN 18' PINE;

Running thence N 14 DEGREES 30 MINUTES 07 SECONDS W A DISTANCE OF 207.16 FEET TO A 42" POPLAR;

Running thence N 18 DEGREES 40 MINUTES 16 SECONDS W A DISTANCE OF 216.85 FEET TO A STEEL FENCE POST;

Following the centerline of a small stream and approximately 6 feet off center to the south bank and running thence N 37 DEGREES 39 MINUTES 45 SECONDS W A DISTANCE OF 20.62 FEET TO A POINT;

Running thence N 67 DEGREES 04 MINUTES 56 SECONDS W A DISTANCE OF 84.01 FEET TO A POINT;

Running thence N 50 DEGREES 59 MINUTES 42 SECONDS W A DISTANCE OF 116.80 FEET TO A POINT;

Running thence N 56 DEGREES 30 MINUTES 44 SECONDS W A DISTANCE OF 61.67 FEET TO A POINT;

Running thence N 59 DEGREES 58 MINUTES 06 SECONDS W A DISTANCE OF 49.92 FEET TO A POINT;

Running thence N 79 DEGREES 47 MINUTES 43 SECONDS W A DISTANCE OF 92.40 FEET TO A POINT;

Running thence S 73 DEGREES 10 MINUTES 17 SECONDS W A DISTANCE OF 42.85 FEET TO A POINT;

Running thence S 72 DEGREES 42 MINUTES 57 SECONDS W A DISTANCE OF 36.02 FEET TO A POINT;

Running thence S 68 DEGREES 59 MINUTES 18 SECONDS W A DISTANCE OF 37.88 FEET TO A POINT;

Running thence S 71 DEGREES 32 MINUTES 28 SECONDS W A DISTANCE OF 94.25 FEET TO A POINT;

Running thence S 66 DEGREES 37 MINUTES 33 SECONDS W A DISTANCE OF 46.22 FEET TO A POINT;

Running thence N 71 DEGREES 41 MINUTES 50 SECONDS W A DISTANCE OF 38.14 FEET TO A POINT;

Running thence S 83 DEGREES 24 MINUTES 45 SECONDS W A DISTANCE OF 36.40 FEET TO A POINT;

Running thence N 72 DEGREES 34 MINUTES 58 SECONDS W A DISTANCE OF 61.94 FEET TO A POINT;

Running thence N 89 DEGREES 49 MINUTES 55 SECONDS W A DISTANCE OF 39.80 FEET TO A POINT;

Running thence S 75 DEGREES 36 MINUTES 07 SECONDS W A DISTANCE OF 32.43 FEET TO A POINT;

Running thence N 89 DEGREES 17 MINUTES 41 SECONDS W A DISTANCE OF 88.48 FEET TO A POINT;

Running thence N 74 DEGREES 55 MINUTES 21 SECONDS W A DISTANCE OF 55.70 FEET TO A POINT;

Running thence N 45 DEGREES 22 MINUTES 32 SECONDS W A DISTANCE OF 65.70 FEET TO A POINT;

Running thence N 36 DEGREES 54 MINUTES 57 SECONDS W A DISTANCE OF 38.82 FEET TO A POINT;

Running thence N 56 DEGREES 13 MINUTES 27 SECONDS W A DISTANCE OF 94.67 FEET TO A POINT;

Running thence N 86 DEGREES 52 MINUTES 45 SECONDS W A DISTANCE OF 79.28 FEET TO A POINT;

Running thence S 81 DEGREES 08 MINUTES 41 SECONDS W A DISTANCE OF 77.67 FEET TO A POINT;

Running thence S 76 DEGREES 17 MINUTES 16 SECONDS W A DISTANCE OF 69.77 FEET TO A POINT;

Running thence S 72 DEGREES 01 MINUTES 52 SECONDS W A DISTANCE OF 49.26 FEET TO A POINT;

Running thence S 70 DEGREES 15 MINUTES 03 SECONDS W A DISTANCE OF 80.73 FEET TO A POINT;

Running thence S 64 DEGREES 39 MINUTES 30 SECONDS W A DISTANCE OF 71.43 FEET TO A POINT;

Running thence S 79 DEGREES 41 MINUTES 26 SECONDS W A DISTANCE OF 22.74 FEET TO A POINT;

Running thence S 39 DEGREES 19 MINUTES 49 SECONDS W A DISTANCE OF 30.48 FEET TO A POINT;

Running thence S 66 DEGREES 19 MINUTES 44 SECONDS W A DISTANCE OF 18.73 FEET TO A POINT;

Running thence S 49 DEGREES 36 MINUTES 59 SECONDS W A DISTANCE OF 39.04 FEET TO A POINT;

Running thence S 31 DEGREES 51 MINUTES 48 SECONDS W A DISTANCE OF 20.92 FEET TO A POINT;

Running thence S 59 DEGREES 17 MINUTES 50 SECONDS W A DISTANCE OF 17.70 FEET TO A POINT;

Running thence S 69 DEGREES 28 MINUTES 37 SECONDS W A DISTANCE OF 33.39 FEET TO A POINT;  
Running thence S 16 DEGREES 22 MINUTES 49 SECONDS W A DISTANCE OF 23.36 FEET TO A POINT;  
Running thence S 70 DEGREES 34 MINUTES 10 SECONDS W A DISTANCE OF 26.22 FEET TO A POINT;  
Running thence S 61 DEGREES 12 MINUTES 28 SECONDS W A DISTANCE OF 41.19 FEET TO A POINT;  
Running thence S 77 DEGREES 01 MINUTES 32 SECONDS W A DISTANCE OF 84.33 FEET TO A POINT on the southerly right of way of Spring Place Road (80 foot right of way);  
Running thence N 18 DEGREES 32 MINUTES 51 SECONDS E A DISTANCE OF 166.79 FEET along the curvature of Spring Place Road to an iron pin placed;  
Running thence S 87 DEGREES 15 MINUTES 31 SECONDS E A DISTANCE OF 2187.27 FEET to an iron pin placed;  
Running thence S 01 DEGREES 39 MINUTES 21 SECONDS W A DISTANCE OF 1155.42 FEET to a point on the common Land Lot Line dividing Land Lot 252 and Land Lot 251;  
Running thence S 89 DEGREES 32 MINUTES 00 SECONDS W A DISTANCE OF 265.61 FEET to an iron pin found at the POINT OF BEGINNING. Said tract is approximately 15.643 acres as shown by survey prepared for John J. Brunette by William C. Smith, G.R.L.S. plat dated March 30, 2012.

County of Bartow, State of Georgia.

APN: 0083-0217-007.

**Exhibit B****Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica DD3051V76Z7CM Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 5, 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 #7729868591003586250 (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/7729868591003586250>

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

**Trustee**

Name: John Jude Brunette

Date:

7/31/24

