

Doc # 20240000719

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Presidio

§

THAT Stephen McKeon, a married man (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by Stephen McKeon, Trustee, Fabrica QQ7QGXMAMSVAJ Trust (variously; the "Grantee" and "Trust"), HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain tract or tracts of land in Presidio County, Texas (the "Land"), described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any improvements located thereon and any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, including, without limitation, Grantor's interest in any utilities, adjacent streets, alleys, strips, gores, and rights of way related to the Land, and Grantor's interest in all licenses and permits related to the Land (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID # 13677283033137706665 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 stored on the Ethereum Mainnet, as described further in the attached Declaration of Trust in Exhibit B.

Grantee's address is: 9450 SW Gemini Dr - PMB 89942, Beaverton, OR 97008-7105.

[Remainder of page intentionally left blank.]

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EXECUTED to be effective as of 8/23/24.

GRANTOR:

Signature: *Stephen McKeon*

Name: Stephen McKeon

State of Oregon
County of Lane

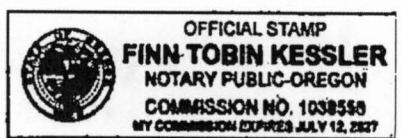
On August 23rd 2024 before me, Finn Tobin Kessler Notary Public, personally appeared Stephen McKeon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Finn Tobin Kessler*

(seal)



After Recording Return To:

Fabrica QQ7QGXMAMSVAJ Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The East 18.00 feet (E.18.00') of Lot Eleven (11) and the West 0.50 of a foot (W.0.5') of Lot Ten (10), Block Twenty-two (22), ORIGINAL TOWN OF MARFA, Presidio County, Texas, according to the Plat of said subdivision filed in Volume 21, Page 640, Plat Records of Presidio County, Texas.

County of Presidio, State of Texas.

APN: 10547.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica QQ7QGX0AMSVAJ Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 7, 2024 (the "Trust Agreement"). The trust property, the legal description of which is attached as Exhibit A (the "Property"), has been deeded into the Trust.

A digital asset with ID #13677283033137706665 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be issued or has been issued following the recording of this Declaration. The holder(s) of the Property Token is/are the Beneficiary(ies) of the Trust, with the right to act as or nominate the Trustee(s).

Any valid transfer of the Property Token transfers the proportional beneficial ownership of the Trust and associated rights, as described further in the Trust Agreement. As per the Trust Agreement, transfers of the beneficial interest in the Trust, via transfer of the Property Token, also transfer the trustee position to the new holder of the Property Token, or to a nominee of that new holder.

The Trustee does not have the right to transfer any part of the title to the Property out of the Trust until instructed by the Beneficiary via an interaction with the Property Token known as "redemption." Until the Beneficiary has redeemed the Property Token, all operations performed on the Property Token must be accomplished via the Token Contract and confirmed by the Blockchain Network. Any operation performed on the Property before the Property Token has been redeemed will be invalid, as per the Trust Agreement. Individuals or entities that wish to interact with the Property without using the Property Token should first remove the Property from the Trust.

All records of the Trust, including ownership, interaction records, and current and amended versions of the Trust Agreement are maintained on the Blockchain Network and are publicly and perpetually available through the Token Contract.

The below URL was established at the time of the Trust creation to conveniently inspect and operate on the Trust and the underlying Property. The Token Contract can also be inspected and operated on using standard tools on the Blockchain Network, should the URL become temporarily or permanently unavailable:

<https://fabrica.land/property/ethereum/13677283033137706665>

Doc# 20240000719

#Pages 4

AT 9:45 O'CLOCK A.M.

ON THE 10th DAY OF September

A.D., 20 24

Filed & recorded in

Official Public Records of

Presidio County and District Clerk

Florcita Zubia

Fees: \$ 37.00