

RECORDING REQUESTED BY:  
Fabrica 6PF4U76OGVV00 Trust

When Recorded Mail Document and Tax  
Statements to:  
Fabrica 6PF4U76OGVV00 Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, Oregon 97008-7105 US

APN/Parcel ID(s): 12203092

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### GENERAL WARRANTY DEED

Federico Pomi, an individual ("Grantor"), hereby grants and conveys to the Fabrica 6PF4U76OGVV00 Trust (the "Trust"), the following described real property in the County of Cochise, Arizona.

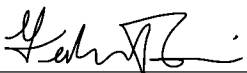
**See Exhibit A attached hereto and incorporated herein,  
together with all improvements thereon and all rights and  
appurtenances thereto.**

APN: 12203092

This conveyance is exempt from the completion of an Affidavit of Property Value and filing fee based on exemption code A.R.S. 11-1134 B8.

Pursuant to the provisions of A.R.S. §33-404, it is hereby disclosed that the Beneficiary of the Trust is the record owner of the digital asset identified by ID # 7835311422338759280 (the "Digital Title") in connection with the smart contract address at 0xd8A38b46D8cF9813c7c9233B844DD0eC7D7e8750 stored on the Ethereum Blockchain Mainnet, as more fully described in the Declaration of Trust attached as **Exhibit B**. The owner of the Digital Title, and the initial Beneficiary is Federico Pomi, whose address is 9450 SW Gemini Dr, PMB 89942, Beaverton, Oregon 97008-7105 US, and the trust or other agreement under which Grantee is acting is that certain Agreement and Declaration of Trust, dated as of 1/26/23, as may have been amended. The initial Trustee of the Trust is Federico Pomi.

Date: 01/26/2023

Signature:   
Name: Federico Pomi

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GENERAL WARRANTY 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): 12203092

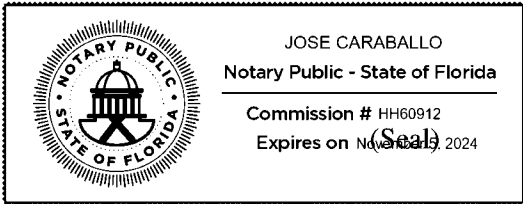
State of Florida  
County of Miami

On 01/26/2023 before me, Jose Caraballo Notary Public, personally appeared Federico Pomi, 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 ~~Arizona~~ <sup>Florida</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



Notarized online using audio-video communication

**Exhibit A**

**Property Legal Description**

LOT 19 BLK 369 Arizona Sun Sites. Unit #3

County of Cochise, State of Arizona.

APN: 12203092

**Exhibit B**

**Declaration of Trust**

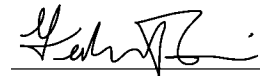
This Declaration of Trust (this “**Declaration**”) for the Fabrica 6PF4U76OGVV00 Trust (“**Trust**”) establishes notice of that certain Agreement and Declaration of Trust dated as of 01/26/23 (as may have been amended, the “**Agreement**”). The trust property, the legal description of which is attached as Exhibit A (the “**Trust Property**”), has been deeded into the Trust, and a digital asset (the “**Digital Title**”), identified by the ID# 7835311422338759280 and connected to that certain smart contract (the “**Fabrica Smart Contract**”) at the Ethereum Blockchain Mainnet (“**Ethereum**”) address 0xd8A38b46D8cF9813c7c9233B844DD0eC7D7e8750, was minted. The Digital Title represents the controlling interest of the Trust. Any transfer of the Digital Title performs the function typically fulfilled via real property transfer by deed.

A record of current and historical ownership of the Digital Title 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 Digital Title:

<https://v3.fabrica.land/property/7835311422338759280>

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

**Trustee**

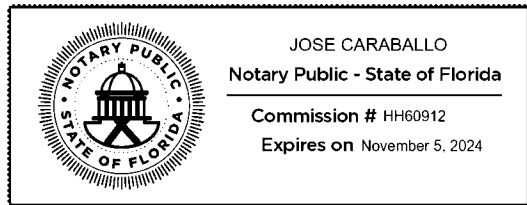
  
\_\_\_\_\_  
Name: Federico Pomi

Date: 01/26/2023

State of Florida  
County of Miami

This foregoing instrument was acknowledged before me by means of online notarization,  
this 01/26/2023 by Federico Filippo Pomi.

  
Jose Caraballo  
Online Notary



Notarized online using audio-video communication

\_\_\_ Personally Known OR \_\_\_  Produced Identification

Type of Identification Produced DRIVER LICENSE