

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner ("Beneficiary") of the Grantee is the record owner of the digital asset identified by ID # 14712165665337273429 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet. The agreement for the Fabrica SGP1SEB741P5A Trust (the "Trust") under which Grantee is acting is that certain Agreement and Declaration of Trust, dated as of August 10, 2023, as may have been amended.

BARGAIN AND SALE DEED

Fede fedepo Sepolia, an Individual, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica SGP1SEB741P5A Trust, Grantee, whose legal address is 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, all of Grantor's right, title, and interest in and to the following described real property situated in the County of Gunnison, State of Colorado, to wit:

The legal description provided is fictional and intended for demo purposes only. It holds no legal validity.

Lot 42, Elm Street, Doge Estates, according to the recorded plat found in Book XYZ, Block 123, of the Town of Kolomna, County of Somewhere, State of Anywhere. Commencing at the Northeast corner of said Lot 42, proceed South along the Satoshi boundary line, measuring a distance of 100 feet. Then, hard fork West, parallel to the Northern boundary line, for 150 feet. From there, go North, maxi to the Vitalik boundary line, covering another 100 feet. Finally, move East, parallel to the Northern boundary line, for 150 gwei, returning to the point of beginning.

assessor's schedule or parcel number: 398100001010

with all its appurtenances, and subject to any encumbrances of record.

No documentary fee required pursuant to C.R.S. 39-13-102(2)(a)

Signed on : 08/09/2023

Test

Fede fedepo Sepolia

[Notary Acknowledgment to Follow]

STATE OF _____)
) ss.
COUNTY OF _____

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This record was acknowledged before me this ____ day of _____, 20____ by Fede
fedepo Sepolia.

My commission expires: _____

Notary Public
