

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica FYTKTAS11F0EA Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica FYTKTAS11F0EA Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 6322600900

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.

Andy B Tester, an Individual, Grantor, hereby grants to the Fabrica FYTKTAS11F0EA Trust (the "Trust"), Grantee, the following described real property in the County of San Diego, California.

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

APN: 6322600900

The beneficiary of the Trust is the record owner of the digital asset identified by ID #9202328669048783077 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Andy Test B Last Name

Date: 08/05/2024

Name: Andy B Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 6322600900

State of
County of

On before me, Notary Public, personally appeared Andy B Tester, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

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Exhibit A

Property Legal Description

LOT 13 AND THE NORTH HALF OF LOT 14, IN BLOCK 18 OF SEASIDE POINT IN THE CITY OF
IMPERIAL BEACH.
COUNTY OF SAN DIEGO. STATE OF CALIFORNIA. ACCORDING TO MAP THEREOF NO. 1107,
FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 6. 1908.

County of San Diego, State of California.

APN: 6322600900.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica FYKTAS11F0EA Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of August 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 #9202328669048783077 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Staging (“Ethereum”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be minted or has been minted following the execution of this Declaration. The Property Token represents the controlling interest of the Trust. Any valid transfer of the Property Token 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 Property Token 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 Property Token:

<https://test.fabrica.land/property/sepolia/9202328669048783077>

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

Trustee

Andy Test B Last Name

Date: 08/05/2024

Name: Andy B Tester