

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica SWJGRDRXF7JXE Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica SWJGRDRXF7JXE Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 418051026000

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.

Mary Ann Tr Schicketanz, Grantor, hereby grants to the Fabrica SWJGRDRXF7JXE Trust (the "Trust"), Grantee, the following described real property in the County of Monterey, California.

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

APN: 418051026000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #14926349970846639575 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Mary Ann Tr Schicketanz

Date: 03/13/2025

Name: Mary Ann Tr Schicketanz

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): 418051026000

State of
County of

On before me, Notary Public, personally appeared Mary Ann Tr Schicketanz, 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 they executed the same in their authorized capacity, and that by their 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

PARCEL ONE: CERTAIN REAL PROPERTY SITUATE IN SECTION 4, T. 18 S., R. 1 E., MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" POST STANDING AT THE SOUTHWEST CORNER OF THAT CERTAIN

3.01 ACRE PARCEL OF LAND CONVEYED FROM GEORGE GRAY Et UX, TO LUIS VARGA BY DEED DATED NOVEMBER 16, 1959, AND RECORDED NOVEMBER 23, 1959, IN VOLUME 2007 OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, AT PAGE 479, FROM WHICH

POINT OF BEGINNING THE SOUTHEAST CORNER OF GARAPATOS REDWOODS TRACT NO.1,

AS SHOWN ON MAP FILED IN VOLUME 3 OF CITIES AND TOWNS AT PAGE 35, MONTEREY COUNTY RECORDS, BEARS THE FOLLOWING TWO COURSES AND DISTANCES: N. 88° 07' E., 552.0 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND THENCE N. 2° 35' W., ALONG SAID EAST LINE, 791.8 FEET; THENCE, FROM SAID 4" X 4" POST AT SAID POINT OF BEGINNING.

1) NORTH, ALONG THE WEST BOUNDARY OF SAID 3.01 ACRE PARCEL OF LAND, 198.0 FEET

TO A 4" X 4" POST MARKING THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND; THENCE, ALONG THE NORTHERLY BOUNDARY THEREOF.

2) N. 88° 07' E., 220.0 FEET TO A 4" X 4" POST AT INTERIOR CORNER OF SAID BOUNDARY, THENCE, LEAVING SAID BOUNDARY.

3) SOUTH 198.0 FEET (AT 146.1 FEET A 4" X 4" POST AT AN ANGLE POINT OF THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND AND THENCE FROM SAID LAST MENTIONED POST CONTINUE ALONG SAID BOUNDARY), 198.0 FEET TO A 4" X 4" POST AT AN EXTERIOR CORNER OF THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND; THENCE

4) S. 88° 07' W., ALONG SAID SOUTHERLY BOUNDARY, 220.0 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND BEING MORE PARTICULARLY A PORTION OF SAID 3.01 ACRE

PARCEL OF LAND.

PARCEL TWO:

- A RIGHT OF WAY BEING A STRIP OF LAND APPROXIMATELY 20 FEET WIDE AND RUNNING

NORTHWESTERLY ALONG THE NORTHERLY LINE OF PROPERTY OF GEORGE A. GRAY BEGINNING 540 FEET WEST OF GARAPATOS CREEK BRIDGE ANGLING NORTHWESTERLY TO

A POINT 60 FEET WEST OF BEGINNING.

END OF DOCUMENT

County of Monterey, State of California.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica SWJGRDRXF7JXE Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of March 13, 2025 (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 #14926349970846639575 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Staging (the “Blockchain Network”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd 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://test.fabrica.land/property/sepolia/14926349970846639575>