2023-007465
Page 1 of 4
OFFICIAL RECORDS OF APACHE COUNTY
Larry Noble, Recorder
11/16/2023 05:07 PM Recording Fee: $30.00

RECORDING REQUESTED BY:
Fabrica AQE1VWXP9NX5T Trust

When Recorded Mail Document and Tax Statements to:
Fabrica AQE1VWXP9NX5T Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 205-06-006A

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

# GENERAL WARRANTY DEED

The Terrain Project, LLC, a(n) Nevada Limited Liability Company who took title as a Colorado Limited Liability Company, Grantor, hereby grants and conveys to the Fabrica AQE1VWXP9NX5T Trust, Grantee, the following described real property in the County of Apache, Arizona.

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

**APN: 205-06-006A**

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 #6186852920673008221 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Date: 11/16/2023

Signature: *Bryan Patrick McCarthy*

Name: Bryan Patrick McCarthy, Manager, The Terrain Project, LLC

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.

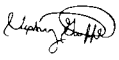
APN/Parcel ID(s): 205-06-006A

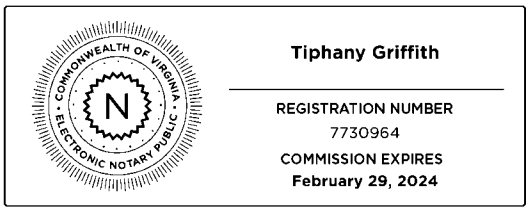
State of Virginia
County of Hampton

On 11/16/2023 before me, Tiphany Griffith Notary Public, personally appeared Bryan Patrick McCarthy, 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 




Registration# 7730964 My Commission Expires 2/29/2024
Notarized online using audio-video communication

**Exhibit A**

**Property Legal Description**

The Northwest quarter of the Southeast quarter and The Southwest quarter of the Northeast quarter of Section 3, Township 17 North, Range 27 East, of the Gila Salt River Base and Meridian, Apache County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

County of Apache, State of Arizona.

APN: 205-06-006A.

**Exhibit B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica AQE1VWXP9NX5T Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 16, 2023 (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 #6186852920673008221 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

A record of current and historical ownership of the Fabrica NFT 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 Fabrica NFT:

https://app.fabrica.land/property/6186852920673008221

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

**Trustee**

Bryan Patrick McCarthy Date: 11/16/2023

Name: Bryan Patrick McCarthy