

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 10456970033423963020 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production. The agreement for the Fabrica J4F9XNWD4F9RR Trust (the "Trust") under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of May 8, 2025, as may have been amended.

BARGAIN AND SALE DEED

Nathaniel Brockert, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica J4F9XNWD4F9RR Trust (the "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 Boulder, State of Colorado, to wit:

PARCEL I:

That part of Tract 115, PINE BROOK HILLS, UNIT THREE, County of Boulder, State of Colorado, described as follows:

Beginning at the Northwest corner of said Tract 115; thence South 3°49' East along the West line of said Tract 115, 238. 0 feet to the TRUE POINT OF BEGINNING; thence South 159. 2 feet along the West line of said tract to the Southwest corner; thence Northeasterly 383. 0 feet along the Southerly line of said tract to the Southeasterly corner; thence Northwesterly along the Easterly line of said tract, 177. 9 feet to the Southeasterly corner of that tract of land described in Deed recorded at Reception No. 789572; thence Southwesterly along the Southerly line of said tract, 278. 6 feet to the True Point of Beginning.

PARCEL II:

Anon -exclusive easement for road purposes through, over and across a strip of land 30. 00 feet in width lying within LOT 116, PINE BROOK HILLS, UNIT THREE, County of Boulder, State of Colorado, extending from the Easterly line of said Lot 116 Westerly and Northerly to the Northerly line of Said Lot 116, said strip of land being 15. 00 feet on each side of the following described centerline:

Commencing at the most Southerly corner of said Lot 116; thence North 80° 25' 58" East, 267. 38 feet along the South line of said Lot 116 to the Southeasterly corner thereof; thence Northeasterly 21. 63 feet along the Southeasterly line of said Lot 116 and along the arc of a curve concave to the Southeast to the TRUE POINT OF BEGINNING, said arc having a radius of 95. 00 feet, a delta angle of 13°02'45" and being subtended by a chord that bears North 18° 36' 56" East, 21. 58 feet; thence South 85° 52' 26" West, 125. 21 feet to a point of curve to the right; thence Northwesterly 54. 52 feet along the arc of said curve to a point tangent, said arc having a radius of 25. 00 feet, a delta angle of 124°56'45" and being subtended by a chord

that bears North 31° 39' 11" West, 44. 34 feet; thence North 30° 49' 11" East, 97. 13 feet to a point 15. 00 feet Southeasterly as measured at right angles from and parallel with the Westerly line of said Lot 116; thence North 40° 42' 11" East, 171. 81 feet parallel with the Westerly line of said Lot 116 to the Northerly line of said Lot 116 and the Point of Termination.

assessor's schedule or parcel number: 146114018002

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)

Nathaniel Brockert

Date: 05/08/2025

Name: Nathaniel Brockert

[Notary Acknowledgment to Follow]

BARGAIN AND SALE DEED

(continued)

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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): 146114018002

State of

County of

On before me, Notary Public, personally appeared Nathaniel Brockert, 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: