

RECORDING REQUESTED BY:
Fabrica F919WBK4ZQDMG Trust

7926778-5-1-1--
morenoa

When Recorded Mail Document and Tax
Statements to:
Fabrica F919WBK4ZQDMG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 21686004D

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

The Terrain Inventory, LLC, a(n) Limited Liability Company, Grantor, hereby grants and conveys to Justin Beck, Trustee of the Fabrica F919WBK4ZQDMG Trust, Grantee, the following described real property in the County of Maricopa, Arizona.

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

APN: 21686004D

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 #8809777743190154056 (the "Property Token") 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**.

The Terrain Inventory, LLC

Date: 09/04/2024

Signature: *Justin Beck, Agent*

Name: Justin Beck, Agent of The Terrain Project LLC, Manager, The Terrain Inventory, 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): 21686004D

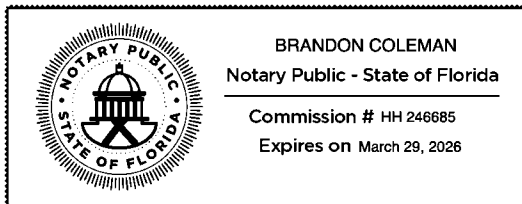
State of Florida
County of Seminole

On 09/04/2024 before me, Brandon Coleman Notary Public, personally appeared Justin Beck, Agent of The Terrain Project LLC, Manager, The Terrain Inventory, LLC, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Brandon Coleman*



Notarized remotely online using communication technology via Proof.

Exhibit A**Property Legal Description**

A PORTION OF PANORAMIC ESTATES, ACCORDING TO BOOK 77 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CAVE CREEK, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID PANORAMIC ESTATES, SAID POINT ALSO BEING THE EAST QUARTER CORNER OF SAID SECTION 15, BEING A 3" BRASS CAP STAMPED "LS 11062", FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 2634.61 FEET, BEING A GLO STONE; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID PANORAMIC ESTATES A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF 72ND STREET; (THE FOLLOWING FOUR COURSES RUN ALONG SAID WEST RIGHT-OF-WAY) THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 72ND STREET A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST A DISTANCE OF 20.05 FEET; THENCE ALONG AN ARC 31.46 FEET TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CHORD OF WHICH IS SOUTH 45 DEGREES 00 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 28.32 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 619.95 FEET TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST A DISTANCE OF 391.19 FEET; THENCE ALONG AN ARC 42.25 FEET TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CHORD OF WHICH IS SOUTH 60 DEGREES 34 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 34.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PANORAMA DRIVE; (THE FOLLOWING EIGHT COURSES RUN ALONG SAID NORTH RIGHT-OF-WAY) THENCE NORTH 58 DEGREES 53 MINUTES 09 SECONDS WEST A DISTANCE OF 256.59 FEET; THENCE ALONG AN ARC 40.99 FEET TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THE CHORD OF WHICH IS NORTH 29 DEGREES 17 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 39.22 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 57 SECONDS EAST A DISTANCE OF 63.26 FEET; THENCE ALONG AN ARC 247.39 FEET TO THE LEFT, HAVING A RADIUS OF 318.32 FEET, THE CHORD OF WHICH IS NORTH 22 DEGREES 09 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 241.21 FEET; THENCE ALONG AN ARC 217.28 FEET TO THE LEFT, HAVING A RADIUS OF 325.76 FEET THE CHORD OF WHICH IS NORTH 63 DEGREES 16 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 213.28 FEET; THENCE ALONG AN ARC 149.47 FEET TO THE LEFT, HAVING A RADIUS OF 325.76 FEET THE CHORD OF WHICH IS SOUTH 83 DEGREES 51 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 148.16 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 55 SECONDS WEST A DISTANCE OF 120.44 FEET; THENCE ALONG AN ARC 147.37 FEET TO THE LEFT HAVING A RADIUS OF 207.79 FEET, THE CHORD OF WHICH IS SOUTH 50 DEGREES 12 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 144.30 FEET TO THE NORTHEASTERLY CORNER OF LOT 3 OF SAID PANORAMIC ESTATES; THENCE NORTH 38 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 348.93 FEET; THENCE NORTH 89

DEGREES 54 MINUTES 55 SECONDS EAST A DISTANCE OF 588.54 FEET; THENCE SOUTH 64 DEGREES 17 MINUTES 06 SECONDS EAST A DISTANCE OF 614.94 FEET TO THE POINT OF BEGINNING.

County of Maricopa, State of Arizona.

APN: 21686004D.

Exhibit B**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica F919WBK4ZQDMG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 30, 2024 (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 #8809777743190154056 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/8809777743190154056>