Entry No 233896 Book: 123 Page: 456 Date: 08/10/2023 Time: 12:00:00 AM Pages: 4
Fee: 40 County: Cache State: UT Requesting Party: Fabrica Inc Recorder: = =

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica TY4GZKX86Z1JC Trust

When Recorded Mail Document and Tax Statements to:
Fabrica TY4GZKX86Z1JC Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 504020011

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.

Fabrica 0LD TRUS7, a(n) us-ca Limited Liability Company, Grantor, hereby grants to the Fabrica TY4GZKX86Z1JC Trust (the "Trust"), Grantee, the following described real property in the County of Riverside, California.

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

APN: 504020011

The beneficiary of the Trust is the record owner of the digital asset identified by ID #15530962174518739750 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet.

Test

Date: 08/09/2023

Name: Federico Pomi, Trustee, Fabrica 0LD TRUS7

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE

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): 504020011

State of _____
County of _____

On _____ before me, _____ Notary Public, personally appeared Federico Pomi, 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: _____ (Seal)

DEMO-NO-LEGAL-VALUE

Exhibit A

Property Legal Description

one two three test one two three test

County of Riverside, State of California.

APN: 504020011.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "**Declaration**") for the Fabrica TY4GZKX86Z1JC Trust ("**Trust**") establishes notice of that certain Fabrica Trust Agreement dated as of August 10, 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 #15530962174518739750 (the **"Fabrica NFT"**) and connected to that certain smart contract (the **"Fabrica Smart Contract"**) running on Ethereum Sepolia Testnet ("**Ethereum**") at the address 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any valid transfer of the Fabrica NFT 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 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://test-sepolia.fabrica.land/property/15530962174518739750

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

Trustee

Test Date: 08/09/2023

Name: Federico Pomi, Trustee, Fabrica 0LD TRUS7