

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:

Fabrica 3V4W8N3Y5G2ZE Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica 3V4W8N3Y5G2ZE Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 418051035000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$0

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(X) unincorporated Area City of _____

() Survey Monument Preservation Fee

(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.

Lloyd A Tr Est Of Jones, Grantor, hereby grants to the Fabrica 3V4W8N3Y5G2ZE 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.**

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The Beneficiary of the Trust is the record owner of the digital asset identified by ID #2218520158629791227 (the "Property Token") in connection with the smart contract address at 0x12edba8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Lloyd A Tr Est Of Jones

Date: 03/14/2025

Name: Lloyd A Tr Est Of Jones

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.

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State of
County of

On before me, Notary Public, personally appeared Lloyd A Tr Est Of Jones, 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 VII:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR A RIGHT OF WAY FOR ROAD AND UTILITIES PURPOSES OVER A STRIP OF LAND 50 FEET WIDE LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON COURSE NUMBERED (4) OF THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL I,
SET FORTH IN THE DEED TO PATRICK J. ALLAN, ET UX, RECORDED JULY 14, 1977, IN REEL 1163 OF OFFICIAL RECORDS, AT PAGE 226, SAID POINT LYING N. 47° 30' E., 175.0 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID COURSE NUMBERED (4); THENCE
(1) WEST 166.0 FEET; THENCE
(2) N. 30° 21' W., 75.6 FEET; THENCE
(3) S. 86° 00' W., 98.3 FEET TO INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY BOUNDARY OF THE 2.654 ACRE PARCEL SHOWN ON SAID MAP AND 25 FEET DISTANT THEREFROM, MEASURED AT RIGHT ANGLES NORTHEASTERLY; THENCE
(4) N. 50° 15' W., ALONG SAID LINE 108.2 FEET TO INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EASTERLY BOUNDARY OF THE 2.565 ACRE PARCEL SHOWN ON SAID MAP AND 25 FEET DISTANT THEREFROM, MEASURED AT RIGHT ANGLES EASTERLY; THENCE
(5) N. 19° 30' E., ALONG SAID LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 76.6 FEET TO A POINT HEREBY DESIGNATED POINT "Y" FOR REFERENCE HEREINAFTER; THENCE
(6) N. 45° 15' E., 119.3 FEET; THENCE
(7) S. 45° 40' E., 60.0 FEET, TO INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF A LINE DRAWN PARALLEL WITH COURSE NUMBERED (7) OF THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL I AND 25 FEET NORTHWESTERLY THEREFROM, MEASURED AT RIGHT ANGLES; THENCE
(8) N. 32° 00' E., ALONG SAID PROLONGATION AND SAID LINE 411.3 FEET TO INTERSECTION WITH A LINE DRAWN PARALLEL WITH COURSE NUMBERED (8) OF THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL I AND 25 FEET SOUTHERLY THEREFROM, MEASURED AT RIGHT ANGLES; THENCE
(9) S. 86° 49' W., ALONG SAID LINE, A DISTANCE OF 268.7 FEET; THENCE

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(10) S. 15°11' E. 160.8 FEET; THENCE

(11) S. 14° 13' W. 141.1 FEET TO THE NORTHEASTERLY TERMINUS OF COURSE NUMBERED (6) OF THE CENTERLINE OF THE 50 FOOT RIGHT OF WAY HERE BEING DESCRIBED, SAID COURSE BEING ABOVE STATED AS

"N. 45° 15' E., 119.3 FEET", AS GRANTED TO WILLIAM E. DAUGHERTY, AN UNMARRIED MAN AND SYLVIA

NICKERSON, AN UNMARRIED WOMAN, AS JOINT TENANTS IN GRANT DEED RECORDED APRIL 19, 1983 IN REEL

1626, AT PAGE 1181.

PARCEL IX:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR A RIGHT OF WAY FOR ROAD AND UTILITIES

PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT OF CURVATURE OF THE NORTHEASTERLY LINE OF THE PALO COLORADO COUNTY ROAD

WHICH POINT LIES AN ARC DISTANCE OF 86.04 FEET NORTHWESTERLY ALONG A CURVE CONCAVE TO THE

SOUTHWEST AND HAVING A RADIUS OF 170 FEET, FROM CORNER NO. 4 AS SAID ROAD, SAID ROAD LINE, SAID

CURVE OR RADIUS OF 170 FEET, AND SAID CORNER NO. 4 ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN

RECORD OF SURVEY MAP FILED MARCH 16, 1955 IN VOLUME 5 OF SURVEYS AT PAGE 22, RECORDS OF MONTEREY COUNTY, CALIFORNIA; THENCE

1) N. 49° 00' W., ALONG SAID ROAD LINE, 168.00 FEET TO A 3" X 3" POST AT MOST SOUTHERLY CORNER OF

WELL PARCEL SHOWN IN DETAIL "C" ON SAID MAP; THENCE, LEAVING SAID ROAD LINE AND FOLLOWING THE

EASTERLY BOUNDARY OF SAID WELL PARCEL AND OF THE 2.654 ACRE PARCEL SHOWN ON SAID MAP

2) N. 14° 02' E., 109.14 FEET, TO A 3" X 3" POST; THENCE

3) N. 48° 51' 30" E., 105.77 FEET; THENCE, LEAVING THE BOUNDARY OF SAID 2.654 ACRE PARCEL

4) N. 74° 12' E., 265.49 FEET; THENCE

5) N. 80° 48' E., 171.76 FEET; THENCE

6) N. 43° 30' W., 197.07 FEET; THENCE

7) WEST, 16.55 FEET TO A POINT WHICH BEARS N. 47° 30' E., 138.00 FEET FROM THE 3" X 3" POST MARKING THE MOST EASTERLY CORNER OF SAID 2.654 ACRE PARCEL SHOWN ON SAID MAP; THENCE

8) N. 47° 30' E., 62.00 FEET; THENCE

9) S. 43° 30' 30" E., 302.02 FEET TO THE NORTHERLY BOUNDARY OF THE 2.827 ACRE PARCEL SHOWN ON

SAID MAP; THENCE ALONG SAID BOUNDARY

10) S. 80° 48' W., 263.64 FEET, TO A 3" X 3" POST; THENCE

11) S. 74° 12' W., 233.95 FEET; THENCE

12) S. 46° 17' W., 86.96 FEET; THENCE

13) S. 20° 21' 15" W., 63.25 FEET; THENCE

14) S. 27° 06' E., 141.49 FEET, TO THE POINT OF BEGINNING, BEING A PORTION OF THAT CERTAIN

PARCEL OF
LAND DESCRIBED IN ORDER CONFIRMING SALE OF PROPERTY, SUPERIOR COURT OF THE STATE OF
CALIFORNIA FOR
THE COUNTY OF MONTEREY, DATED NOVEMBER 15, 1967 AND RECORDED NOVEMBER 15, 1967 IN
REEL
531 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 344, AND AS GRANTED TO WILLIAM E.

DAUGHERTY, AN UNMARRIED MAN AND SYLVIA NICKERSON, AN UNMARRIED WOMAN, AS JOINT
TENANTS IN
GRANT DEED RECORDED APRIL 19, 1983 IN REEL 1626, AT PAGE 1181.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR A RIGHT OF WAY OVER THE LAND SHOWN
AND
DESIGNATED "PRIVATE RIGHT OF WAY A" ON THAT CERTAIN MAP ENTITLED MAP OF TRACT NO. 426,
GARAPATOS HIGHLANDS ETC., FILED MARCH 2, 1963 IN THE OFFICE OF THE COUNTY RECORDER OF THE
COUNTY OF MONTEREY, STATE OF CALIFORNIA IN VOLUME 7 OF "CITIES AND TOWNS" AT PAGE 84, AS
GRANTED TO STANLEY WEISS AND CELIA WEISS, HIS WIFE, AS TENANTS IN COMMON, AS TO AN
UNDIVIDED
1/2 INTEREST AND SAM P. KARAS AND EDITH J. KARAS, HIS WIFE, AS TENANTS IN COMMON, AS TO AN
UNDIVIDED 1/2 INTEREST, IN GRANT DEED RECORDED MAY 23, 1974 IN REEL 914, AT PAGE 961.

County of Monterey, State of California.

APN: 418051035000.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 3V4W8N3Y5G2ZE 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 #2218520158629791223 (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/2218520158629791223>