



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DEMO-NO-LEGAL-VALUE

EXECUTED to be effective as of 07/19/2024 .

**GRANTOR:**

Signature: *Demo Signer*

Name: John Sepolia Tester

State of

County of

On before me, Notary Public, personally appeared John Sepolia Tester, 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:

After Recording Return To:

Fabrica PJWTRXR9CZXEJ Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

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**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

The legal description provided is fictional and intended for demo purposes only. It holds no legal validity.

Lot 42, Elm Street, Doge Estates, according to the recorded plat found in Book XYZ, Block 123, of the Town of Kolomna, County of Somewhere, State of Anywhere. Commencing at the Northeast corner of said Lot 42, proceed South along the Satoshi boundary line, measuring a distance of 100 feet. Then, hard fork West, parallel to the Northern boundary line, for 150 feet. From there, go North, maxi to the Vitalik boundary line, covering another 100 feet. Finally, move East, parallel to the Northern boundary line, for 150 gwei, returning to the point of beginning.

County of Uvalde, State of Texas.

APN: 24778.

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**EXHIBIT B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica PJWTRXR9CZXEJ Trust ("Trust") establishes notice of that certain Agreement and Declaration of Trust dated as of July 19, 2024 (the "Agreement"). The trust property, the legal description of which is attached as Exhibit A (the "Trust Property"), has been deeded into the Trust, and a digital asset (the "Property Token"), identified by the ID# 13022629424777394921 and connected to that certain smart contract (the "Token Contract") at the Sepolia Production ("Ethereum") address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd, was minted. The Property Token represents the controlling interest of the Trust. Any transfer of the Property Token performs the function typically fulfilled via a transfer by deed.

A record of current and historical ownership of the Property Token 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 Property Token:

<https://testnets.fabrica.land/property/sepolia/13022629424777394921>

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

**Trustee**

*Demo Signer*

Date: 07/19/2024

Name: John Sepolia Tester