

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 6776883409630758170 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production. The agreement for the Fabrica BR6573HV8Y2HM 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

Jason Phom, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica BR6573HV8Y2HM 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 A: LOT 124, BIG SPRINGS THIRD FILING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

THOSE EASEMENT RIGHTS CREATED BY INSTRUMENT RECORDED SEPTEMBER 30, 2010 UNDER RECEPTION NO. 3102386, COUNTY OF BOULDER, STATE OF COLORADO.

assessor's schedule or parcel number: 158118017005

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)

Jason Phom

Date: 05/08/2025

Name: Jason Phom

[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): 158118017005

State of

County of

On before me, Notary Public, personally appeared Jason Phom, 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: