

RECORDING REQUESTED BY:
Fabrica PQWDAF12AMVZ2 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica PQWDAF12AMVZ2 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 401-02-013R

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Terrain Inventory, LLC, a(n) Nevada Limited Liability Company, Grantor, hereby grants and conveys to the Fabrica PQWDAF12AMVZ2 Trust, Grantee, the following described real property in the County of Yavapai, Arizona.

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

APN: 401-02-013R

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 #13112464769339963377 (the "Fabrica NFT") 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**.

Date: 11/17/2023

Signature: *Bryan Patrick McCarthy*

Name: Bryan Patrick McCarthy, Manager of The Terrain Project, LLC, Manager of 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): 401-02-013R

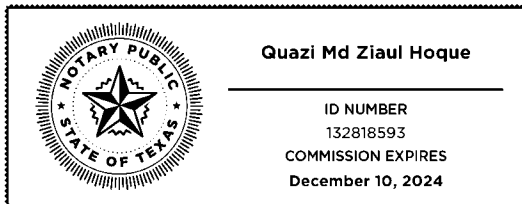
State of Texas
County of Dallas

On 11/17/2023 before me, Quazi Md Ziaul Hoque Notary Public, personally appeared Bryan Patrick McCarthy, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Quazi Md Ziaul Hoque*



Notarized online using audio-video communication

Exhibit A

Property Legal Description

PARCEL 1:

All that portion of the KIMBERLY LODGE MINERAL SURVEY 1577, in the BLACK HILLS MINING DISTRICT, as recorded in Book 3930 of Official Records of Yavapai County, Page 174, approximate Sections 25, 26, 35, & 36, Township 15 North, Range 2 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at Corner #1 of the Kimberly Lode Mineral Survey 1577, marked with a scribed stone;

Thence South 32° 31' 14" West (South 32° 30' 00" West record) 371.59 feet along the Easterly line of said Kimberly Lode to a one-half inch rebar and THE TRUE POINT OF BEGINNING;

Thence continuing South 32° 31' 14" West (South 32° 30' 00" West record) 371.59 feet along the Easterly line of Kimberly Lode to a one-half inch rebar;

Thence North 57° 50' 45" West, 599.82 feet to a one-half inch rebar on the Westerly line of said Kimberly Lode;

Thence North 32° 35' 20" East (North 32° 30' 00" East record) 370.27 feet along said Westerly line to a one-half inch rebar;

Thence South 57° 58' 20" East 599.39 feet to THE TRUE POINT OF BEGINNING.

PARCEL 2:

An easement for ingress, egress and utilities, shown as Forest Road 132 lying within Parcel B, as shown in Record of Survey recorded in 2015-0023372, records of Yavapai County, Arizona.

County of Yavapai, State of Arizona.

APN: 401-02-013R.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica PQWDAF12AMVZ2 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 16, 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 #13112464769339963377 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

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://app.fabrica.land/property/13112464769339963377>

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

Trustee

Bryan Patrick McCarthy

Date: 11/17/2023

Name: Bryan Patrick McCarthy