DEMO-NO LEGAL VALUE

This instrument prepared by:
FABRICA CLOSING SERVICES, LLC
1700 Montgomery St. Ste 108
San Francisco, CA 94111

Mail tax bills to:
Fabrica VTZ1PGFHJABAA Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

After recording return to:
Fabrica VTZ1PGFHJABAA Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

QUIT CLAIM DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Grantor, Don Quixote, an Individual**,** for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and quit claim unto the Fabrica VTZ1PGFHJABAA Trust (the "Trust"), whose address is 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, all right, title and interest in the following described real estate situated in the County of Cook, the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #16050296092034766501 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of

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198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors in trust.

IN WITNESS WHEREOF, the said GRANTOR has executed and delivered this Quit Claim Deed in Trust as of the date written below.



Date: 06/13/2024

Name: Don Quixote

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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): 09124430060000

State of
County of

On before me, Notary Public, personally appeared Don Quixote, 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:

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Exhibit A
Property Legal Description

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 Cook, State of Illinois.

PIN: 09124430060000.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica VTZ1PGFHJABAA Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 13, 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.

A digital asset with ID #16050296092034766501 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Production ("Ethereum") at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be minted or has been minted following the execution of this Declaration. The Property Token represents the controlling interest of the Trust. Any valid transfer of the Property Token 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 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/16050296092034766501

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

Trustee

Don Quixote

Name: Don Quixote

Date: 06/13/2024