

When Recorded Mail Document and Tax
Statements to:
Fabrica 4H9J9S1PZFBVA Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

Prepared by: Fabrica Closing Services, LLC
1700 Montgomery St. #108
San Francisco, CA 94111

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Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
06/19/2025 2:03PM

APN/Parcel ID(s): 100-01657-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

Nuri Madina II, Grantor, does hereby grant, bargain, and sell to the Fabrica 4H9J9S1PZFBVA Trust (the "Trust"), Grantee, all right, title, interest and claim which Grantor has in and to the following described real property in the County of Garland, Arkansas.

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

APN: 100-01657-001

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #2617476371026015925 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Nuri Madina II

Date: 06/18/2025

Name: Nuri Madina II

MAIL TAX STATEMENTS AS DIRECTED ABOVE

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument; if none shown, it's exempt or no consideration given.

Signed,

Daniel Rollinger

-Daniel Rollinger, Agent

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.

APN/Parcel ID(s): 100-01657-001

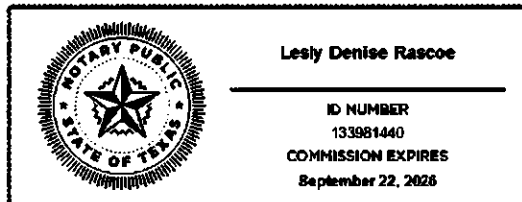
State of Texas
County of Williamson

On 06/18/2025 before me, Lesly Denise Rascoe Notary Public, personally appeared Nuri Madina II, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Lesly Denise Rascoe*



Electronically signed and notarized online using the Proof platform.

Exhibit A**Property Legal Description**

A part of the West Half of the Southeast Quarter of the Southwest Quarter ($W \frac{1}{2} SE \frac{1}{4} SW \frac{1}{4}$) of Section Twenty-Six (26), Township Two South (T 2 S), Range Eighteen West (R 18 W), Garland County, Arkansas, described as follows: Commencing at the SE corner of said $W \frac{1}{2} SE \frac{1}{4} SW \frac{1}{4}$; thence North 02 degrees 01 minutes 37 seconds East 565.49 feet to the Point of Beginning and a half-inch rebar; thence North 02 degrees 01 minute 37 seconds East 190.10 feet to a half-inch rebar on the East line of said $W \frac{1}{2} SE \frac{1}{4} SW \frac{1}{4}$; thence North 87 degrees 46 minutes 41 seconds West 148.68 feet to a half-inch rebar; thence North 02 degrees 01 minute 37 seconds East 262.63 feet to a point in the centerline of Spring Street; thence with said centerline South 62 degrees 21 minutes 53 seconds West 141.13 feet; thence with said centerline South 51 degrees 20 minutes 21 seconds West 90.70 feet; thence leaving said centerline South 18 degrees 00 minute 10 seconds East 344.34 feet to a half-inch rebar; thence South 87 degrees 46 minutes 41 seconds East 222.15 feet to the Point of Beginning. Containing 1.94 acres, more or less.

County of Garland, State of Arkansas.

APN: 100-01657-001.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 4H9J9S1PZfVBA Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 12, 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 #2617476371026015925 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/2617476371026015925>



ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Arkansas Real Property Tax Affidavit of Compliance Form

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Grantee (Purchaser) Name Fabrica 4H9J9S1PZFBVA Trust			Grantor (Seller) Name Nuri Madina II		
Grantee (Purchaser) Address 9450 SW Gemini Dr - PMB 89942			Grantor (Seller) Address 4850 S LAKE PARK AVE APT 1707		
City Beaverton	State Oregon	Zip Code 97008-7105	City CHICAGO	State IL	Zip Code 60615

Date of real property transfer (as reflected on the transfer instrument): 06/18/2025

Name of the county where the property is located: Garland

Amount of the full consideration for the transaction: \$0

☐ Tax is due: Value of the documentary stamps: _____

☐ No tax is due: Family or Gift or Consideration of \$100 or less

☒ No tax is due: Exemption (check one exemption below)

- ☐ Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.
- ☐ Any instrument given in writing to secure a debt.
- ☐ Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.
- ☐ Instruments conveying land sold for delinquent taxes.
- ☐ Instruments conveying leasehold interest in land only.
- ☐ Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.
- ☐ Instruments given by one party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- ☐ Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- ☐ Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- ☐ Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- ☐ Instruments conveying land between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- ☐ A beneficiary deed under ACA 18-12-608.
- ☒ Other (Explain): conveyance with no consideration and no change in ultimate beneficial ownership

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Nuri Madina II

(Print Name)

Nuri Madina II

(Signature of Requestor)

06/18/2025

(Date)

Trans: 394085

Total Fees: \$35.00

Garland County, AR

I certify this instrument was Electronically filed
on 06/19/2025 2:03PM

in DEED Book 4766 Pages 0810 - 0815

Kristie Womble-Hughes - Circuit Clerk