

APNs: 008-490-11

DEMO-NO-LEGAL-VALUE

Recording Requested By:

Fabrica EY9FX4EYZM3G Trust

**When Recorded Mail To and
Mail Tax Statements To:**

Fabrica EY9FX4EYZM3G Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

GRANT BARGAIN AND SALE DEED

John Sepolia Tester, an Individual, as grantor (“Grantor”), does hereby grant, bargain, sell, and convey unto the Fabrica EY9FX4EYZM3G Trust (the “Trust”), as grantee, all of their right title and interest in that certain real property located in the County of Pershing, Nevada (hereinafter referred to as the “Property”) described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, or otherwise associated with the Property, and any reversions, remainders, rents, issues or profits thereof, including, without limitation: easements, licenses, permits, development rights, extralateral rights, and air space rights, appurtenant to the Property.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #538514308723626102 (the “Property Token”) in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

[Signature page follows]

[Signature Page to Grant Bargain and Sale Deed]

DEMO-NO-LEGAL-VALUE

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the date hereinafter written.

Demo Signer

Date: 07/30/2024

Name: John Sepolia Tester

DEMO-NO-LEGAL-VALUE

GRANT BARGAIN AND SALE 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): 008-490-11

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:

DEMO-NO-LEGAL-VALUE

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 Pershing, State of Nevada.

APN: 008-490-11.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica EY9FX4EYZM3G Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of July 30, 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 #538514308723626102 (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/538514308723626102>

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

Trustee

Demo Signer

Date: 07/30/2024

Name: John Sepolia Tester