

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica B160N0WZ9RYG Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica B160N0WZ9RYG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 5767-013-037

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. Documentary transfer tax is \$0.

This is a Trust Transfer under Section 62(a)(2) of the Revenue and Taxation Code: Transfer from an individual or legal entity to a trust that results solely in a change in the method of holding title to the real property and in which proportional ownership interests of the transferors and transferees remain the same after the transfer.

In this conveyance, grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer, R & T 11925.

John Sepolia Tester, an Individual, Grantor, hereby grants to the Fabrica B160N0WZ9RYG Trust (the "Trust"), Grantee, the following described real property in the County of Los Angeles, California.

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

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The beneficiary of the Trust is the record owner of the digital asset identified by ID #24853405992177213 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

Demo Signer

Date: 06/21/2024

Name: John Sepolia Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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.

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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:

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Exhibit A

Property Legal Description

A) An undivided 1/4 Interest In and to Lot 1 of Tract No. 39704, In the City of Sierra Madre, County of Los Angeles, State of California, as per map recorded in Book 980 Page(s) 27 of Maps, In the office of the County Recorder of said County.

Except therefrom Units 1 to 4 inclusive as defined and delineated on the Condominium Plan recorded May 7, 1987 as Instrument No. 87-723137 of Official Records.

EI) Unit 4 as defined and delineated on the above referred to Condominium Plan.

County of Los Angeles, State of California.

APN: 5767-013-037.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica B160NOWZ9RYG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 22, 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 #24853405992177213 (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/24853405992177213>

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

Trustee

Demo Signer

Date: 06/21/2024

Name: John Sepolia Tester