

BARGAIN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the date written below, BETWEEN Ariana Basco, 19 Forest Ln, E Greenwich, RI 02818, party of the first part, and Fabrica NCBQQNVCP3PJR Trust, 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in the

location—including section, block and lot—more particularly described on
Exhibit A attached hereto and incorporated herein

BEING the same premises conveyed to Ariana Basco by deed recorded in the Ulster County Clerk's Office on in Liber of Deeds at page , said premises being formerly owned by

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

The Beneficiary of the Fabrica NCBQQNVCP3PJR Trust is the record owner of the digital asset identified by ID #12328458670121741612 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Local, as described further in the attached Exhibit B.

[signature page to follow]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the date written below.

IN PRESENCE OF:

Ariana Basco

Date: 01/25/2026

Name: Ariana Basco

DEMO-NO-LEGAL-VALUE **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): 86.41-1-1.120

State of
County of

On before me, Notary Public, personally appeared Ariana Basco, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

When Recorded Mail Document and Tax Statements to:
Fabrica NCBQQNVCP3PJR Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

DEMO-NO-LEGAL-VALUE

Exhibit A

Property Legal Description

asdfafjsdnljknafdslijkndfasjkfdslijksdfljksdfljksdfljksdfljksdfljks

County of Ulster, State of New York.

APN: 86.41-1-1.120.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica NCBQQNVCP3PJR Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of January 25, 2026 (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 #12328458670121741612 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Local (the "Blockchain Network") at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd 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-tim-soil.ngrok.io/property/sepolia/12328458670121741612>