

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica QC6JQZGQSREG Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica QC6JQZGQSREG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 5345-005-040

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.

Luke John Tester, an Individual, Grantor, hereby grants to the Fabrica QC6JQZGQSREG 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.**

APN: 5345-005-040

The beneficiary of the Trust is the record owner of the digital asset identified by ID #842404851881927128 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Ethereum Sepolia Testnet, as described further in the attached Exhibit B.

Luke John Tester

Date: 05/24/2024

Name: Luke John Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE 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 Luke John 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

PARCEL 1. AN UNDIVIDED INTEREST IN THE COMMON AREA: A ONE -THIRTY-THIRD (1/33RD) UNDIVIDED FRACTIONAL FEE INTEREST IN AND TO ALL OF THE PROPERTY LOCATED IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS MODULE "B-1" ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON FEBRUARY 15, 2006, AS INSTRUMENT NO. 06-0349015, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA ("CONDOMINIUM PLAN"). EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. PARCEL 2. THE CONDOMINIUM UNIT: UNIT U7 WITHIN A PORTION OF LOT 1 OF TRACT 60633, IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1301, PAGES 97 TO 99 INCLUSIVE OF MAP IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, AS DEPICTED AND DESCRIBED AS MODULE "A-1" ON THAT CONDOMINIUM PLAN AND AS DEFINED IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GATEWAY WALK" RECORDED ON FEBRUARY 15, 2006 AS INSTRUMENT NO. 06-0349016, TOGETHER WITH ANY AMENDMENTS, MODIFICATION, OR RE -RECORDATION THERETO, AS MAY OCCUR FROM TIME TO TIME, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA ("DECLARATION"). PARCEL 3. EASEMENT FOR EXCLUSIVE USE CORPORATION PROPERTY: EXCLUSIVE USE CORPORATION PROPERTY EASEMENTS APPURTENANT TO THE AFORE - DESCRIBED CONDOMINIUM UNIT AS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN THE CONDOMINIUM PLAN AND DECLARATION (E.G., BALCONY, PATIO, AIR CONDITIONING PADS- "EXCLUSIVE USE CORPORATION PROPERTY"). PARCEL 4. NONEXCLUSIVE EASEMENTS OVER CORPORATION PROPERTY A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE - DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, USE, AND ENJOYMENT IN, ON, OVER, ACROSS, AND THROUGH ALL PORTIONS OF THE CORPORATION PROPERTY OF THE PROJECT, EXCEPT THEREFROM THOSE PORTIONS DESCRIBED AND/OR DEPICTED THEREIN, AS EXCLUSIVE USE CORPORATION PROPERTY, AND ACROSS ALL PORTIONS OF ANY CORPORATION PROPERTY SUBSEQUENTLY ANNEXED INTO THAT PROJECT, IF ANY, WHICH ARE NOT DESCRIBED AS EXCLUSIVE USE CORPORATION PROPERTY.

County of Los Angeles, State of California.

APN: 5345-005-040.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica QC6JQZGQSREG Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of May 24, 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 #842404851881927128 (the “Fabrica NFT”) and connected to that certain smart contract (the “Fabrica Smart Contract”) running on Ethereum Sepolia Testnet (“Ethereum”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any valid transfer of the Fabrica NFT 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 Fabrica NFT 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 Fabrica NFT:

<https://test-sepolia.fabrica.land/property/842404851881927128>

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

Trustee

Luke John Tester

Name: Luke John Tester

Date: 05/24/2024