

Prepared by; After recording return to:

Fabrica 1BYFD7WBPW1RC Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

Parcel ID No.: 16 198 01 180

STATE OF Georgia
COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE is made on *March 3, 2025*, by and between **Shirley Holmes** (hereinafter called "Grantor"); and **Fabrica 1BYFD7WBPW1RC Trust** (hereinafter called "Grantee" or "Trust"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain real property lying and being in DeKalb County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject to all matters of record.

The Beneficiary of the Fabrica 1BYFD7WBPW1RC Trust is the record owner of the digital asset identified by ID #791778799614624646 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit "B".

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, all the day and year first written above.

GRANTOR:

Shirley Holmes

Date: *3/3/2025*

Name: Shirley Holmes

Signed, sealed and delivered
in the presence of:

Carol Campbell

- Unofficial Witness

CAROL CAMPBELL 3/3/2025

State of *Georgia*
County of *DEKALB*

On *03/03/2025* before me, *OMISHOLA ADEYEMO* Notary Public, personally appeared Shirley Holmes, 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 *Georgia* that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Omishola Adeyemo

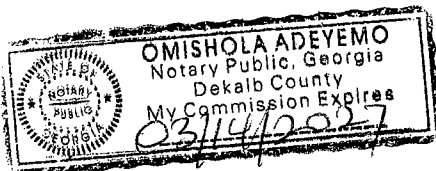


Exhibit A

Property Legal Description

All that tract or parcel of land lying and being in Land Lot 198 of the 16th District, Dekalb County Georgia, being Lot 22, Block A, Pleasant Hollow Subdivision, as per plat recorded in Plat Book 152, Pages 14 and 15, Dekalb County, Georgia records, which plat is incorporated herein by reference.

Property Address: 7598 Pond View Lane, Lithonia, Georgia.

County of DeKalb, State of Georgia.

APN: 16 198 01 180.

Exhibit B**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica 1BYFD7WBPW1RC Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 1, 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 #791778799614624646 (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/791778799614624646>