

DEMO-NO-LEGAL-VALUE

RECORDING AND RETURN TO:
Fede F JT6DWE2PN01BJ Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

THIS INSTRUMENT PREPARED BY:
FABRICA CLOSING SERVICES, LLC
1700 Montgomery St. Ste 108
San Francisco, CA 94111

Property Appraisers Parcel I.D. (Folio) Number(s):
412122204001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

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.

This is a Trust Transfer to or from a revocable trust.

This conveyance transfers an interest into or out of a Living Trust.

Fede F Pomi, an Individual, Grantor, hereby grants to the Fabrica JT6DWE2PN01BJ Trust (the "Trust"), Grantee, the following described real property in the County of Charlotte, Florida.

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

APN: 412122204001

The beneficiary of the Trust is the record owner of the digital asset identified by ID #10848289935982068409 (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.

Demo Signer

Date: 05/02/2024

Name: Fede F Pomi

Witness Signature

Printed Name: _____

Witness Signature

Printed Name: _____

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.

APN/Parcel ID(s): 412122204001

State of
County of

On before me, Notary Public, personally appeared Fede F Pomi, 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

LOT(S) 3, BLOCK 4902, PORT CHARLOTTE SUBDIVISION, SECTION 93, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 1A THROUGH 1Z4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

County of Charlotte, State of Florida.

APN: 412122204001.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica JT6DWE2PN01BJ Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of May 3, 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 #10848289935982068409 (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 transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

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://sepolia.fabrica.land/property/10848289935982068409>

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

Trustee

Demo Signer

Date: 05/02/2024

Name: Fede F Pomi