DEMO-NO-LEGAL-VALUE

Excise Tax $ 0
Parcel Identifier No. 8572-13-1571-000

After recording mail to: 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105

This Instrument was prepared by: Fabrica Closing Services, LLC

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made on 08/31/2024 by and between

GRANTOR	GRANTEE
zaza popo lolo undefined	Fabrica NJ3AQWYX5M866 Trust (the "Trust") 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by Fabrica Inc. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Transylvania County Register of Deeds. GS 47-14 (a1)(5)

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WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in the County of Transylvania, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book undefined, Page undefined.

The property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes and assessments for the year 2019 and subsequent years;
2. All easements, restrictions and rights-of-way of record.
3. All matters which would be shown by a current, accurate physical survey of the Property.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #12431812885278953571 (the “Property Token”) in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

Date: 08/31/2024

Name: zaza popo lolo

State of
County of

On before me, Notary Public, personally appeared zaza popo lolo, 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:

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EXHIBIT A

LEGAL DESCRIPTION

legal description test

County of Transylvania, State of North Carolina.

APN: 8572-13-1571-000.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica NJ3AQWYX5M866 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 31, 2024 (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 #12431812885278953571 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Staging (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://test.fabrica.land/property/sepolia/12431812885278953571