DEMO-NO-LEGAL-VALUE

Prepared by; After recording return to:
Fabrica XZR4T3GY5SMGC Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

Parcel ID No.: 10140 02039

STATE OF Georgia
COUNTY OF Chatham

LIMITED WARRANTY DEED

THIS INDENTURE is made on 06/14/2024 , by and between **Don Quixote**, an Individual (hereinafter called "Grantor"); and **Fabrica XZR4T3GY5SMGC Trust** (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

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 Chatham County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

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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 XZR4T3GY5SMGC Trust is the record owner of the digital asset identified by ID #17289403692506573062 (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 Follows]

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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:

Don Quixote

Name: Don Quixote

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

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Exhibit A

Property Legal Description

asdfasdfasfddsafafsdasdfdsafasdf

County of Chatham, State of Georgia.

APN: 10140 02039.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica XZR4T3GY5SMGC Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 14, 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 #17289403692506573062 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Local ("Ethereum") at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be minted or has been minted following the execution of this Declaration. The Property Token represents the controlling interest of the Trust. Any valid transfer of the Property Token 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 Property Token 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 Property Token:

http://soil.lvh.me:3000/property/sepolia/17289403692506573062

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

Trustee

Don Quixote

Name: Don Quixote

Date: 06/14/2024