

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica D05SBM91VWBCG Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica D05SBM91VWBCG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 938-74-835

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.

Michael J Tr Pear, Grantor, hereby grants to the Fabrica D05SBM91VWBCG Trust (the "Trust"), Grantee, the following described real property in the County of Orange, California.

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

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The Beneficiary of the Trust is the record owner of the digital asset identified by ID #7497250730137294536 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

Michael J Tr Pear

Date: 06/12/2025

Name: Michael J Tr Pear

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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 Michael J Tr Pear, 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

Property Legal Description

Parcel 1: Unit 116, as shown and described in the Condominium Plan recorded March 8, 1993 as Instrument No. 93-0155976 of Official Records of Orange County, California ("Condominium Plan").

Parcel 2: A One/Thirty-Second (1/32) undivided fractional fee interest in and to all of the Real Property, described as Lot 5 of Tract No. 14732, as shown on a Map recorded in Book 695, Pages 31, 32 and 33 of Miscellaneous Maps, Records of Orange County, California. Excepting therefrom all of the units as shown on the Condominium Plan. Also excepting therefrom all minerals, oil, gas, petroleum, other hydrocarbon substances and all underground water in or under or which May be produced from the property which underlies a plane parallel to and 500 feet below the present surface of the property for the purpose of prospecting for, the exploration, development, production, extraction and taking of said minerals, oil, gas, petroleum, other hydrocarbon substances and water from the property by means of mines, wells, derricks or other equipment from surface locations on adjoining or neighboring land or lying outside of the property, it being understood that the owner of such minerals, oil, gas, petroleum, other hydrocarbon substances and water, as set forth above, shall have no right to enter upon the property or any portion thereof above said plane parallel to and 500 feet below the present surface of the property for any purpose whatsoever, as reserved by Mission Viejo Company in a Deed recorded June 30, 1992 as Instrument No. 92-441805 of Official Records. Also excepting therefrom all water and water rights included within and underlying said land, as dedicated to the Santa Margarita Water District on the Map of said tract. Parcel 3:

An exclusive easement appurtenant to Parcels 1 and 2 described above, for patio area, exterior stairways and air conditioning pad purposes, as applicable, as more particularly described in the "Notice of Annexation for Phase 5 of California Court" recorded March 8, 1993 as Instrument No. 93-0155975 of Official Records of Orange County, California ("Notice of Annexation") and shown in the Condominium Plan.

Parcel 4:

A non-exclusive easement appurtenant to Parcels 1 and 2 described above, for ingress, egress, use and enjoyment on, over and across all portions of the Common Area of Lot 5 of said Tract No. 14732 and the Association Property, if any, within the "Project", as defined in the Declaration of Covenants, Conditions and Restrictions, and reservation of easements for California Court recorded February 11, 1993 as Instrument No. 93-0091875 of Official Records of Orange County, California ("Declaration"), which are not described in the notice of annexation and shown in the Condominium Plan as exclusive use Common Area, and across all portions of any Common Area and Association Property, if any, subsequently annexed into the project which is not described in the notice of annexation and/or shown in the Condominium Plan as exclusive use Common Area.

County of Orange, State of California.

APN: 938-74-835.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica D05SBM91VWBCG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 12, 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 #7497250730137294536 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Production (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://testnets.fabrica.land/property/sepolia/7497250730137294536>