

NOTICE: The beneficial owner (“Beneficiary”) of the Trust is the record owner of the digital asset identified by ID # 1716052463073976897 (the “Property Token”) in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet. The agreement for the Fabrica 2Z8A97W5ENH42 Trust (the “Trust”) under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of September 18, 2024, as may have been amended.

BARGAIN AND SALE DEED

LUMINISTA TORA, LLC, a Delaware Single Member Limited Liability Company, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica 2Z8A97W5ENH42 Trust (the “Trust”), Grantee, whose legal address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, all of Grantor’s right, title, and interest in and to the following described real property situated in the County of Pueblo, State of Colorado, to wit:

Lot 614 of Unit 21 of Colorado City, according to the Plat or Amended Plat thereof, filed for record in the office of the County Clerk and Recorder on March 17, 1969 in Book 1650, Pages 143 to 150, inclusive, excepting therefrom all water in and under said land and water rights appurtenant thereto.

assessor’s schedule or parcel number: 4726421264

with all its appurtenances, and subject to any encumbrances of record.

No documentary fee required pursuant to C.R.S. 39-13-102(2)(a)

ERIC HOKPAN KWAN

Date: 09/19/2024

Name: ERIC HOKPAN KWAN, Sole Member, LUMINISTA TORA, LLC

[Notary Acknowledgment to Follow]

BARGAIN AND SALE 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.

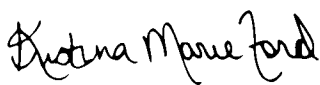
APN/Parcel ID(s): 4726421264

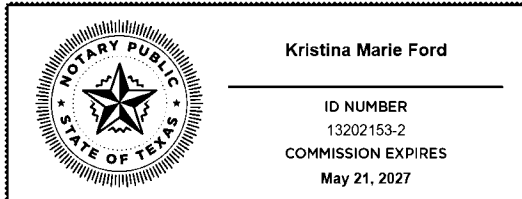
State of Texas
County of Harris

On 09/19/2024 before me, Kristina Marie Ford Notary Public, personally appeared ERIC HOKPAN KWAN, Sole Member, LUMINISTA TORA, LLC, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



Electronically signed and notarized online using the Proof platform.

Notary Public, State of Texas