

**DEMO-NO-LEGAL-VALUE**

RECORDING REQUESTED BY:  
Fabrica 8XZ5RQ5D293JP Trust

When Recorded Mail Document and Tax  
Statements to:  
Fabrica 8XZ5RQ5D293JP Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

APN/Parcel ID(s): 7513-020-007

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.

Don Quixote, an Individual, Grantor, hereby grants to the Fabrica 8XZ5RQ5D293JP Trust (the "Trust"), Grantee, the following described real property in the County of Los Angeles, California.

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

**APN: 7513-020-007**

The beneficiary of the Trust is the record owner of the digital asset identified by ID #5151656576868828971 (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.

*Don Quixote*

Date: 04/05/2024

Name: Don Quixote

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.

APN/Parcel ID(s): 7513-020-007

State of  
County of

On before me, Notary Public, personally appeared Don Quixote, 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:

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**Exhibit A**

**Property Legal Description**

LOT 7 IN BLOCK "E" OF TRACT NO. 10306, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 179 PAGE(S) 12 TO 14  
INCLUSIVE OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT FROM SAID LAND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES  
UNDERLYING SAID LAND, BUT UPON THE EXPRESS UNDERSTANDING AND AGREEMENT  
THAT NO OPERATION OF ANY KIND OR CHARACTER MAY AT ANY TIME BE CONDUCTED  
UPON SAID LAND IN EXPLORATION FOR IN THE PRODUCTION OF ANY SUCH MATERIAL  
AND NO FACILITIES OF ANY KIND OR CHARACTER SHALL EVER ERECTED OR  
MAINTAINED UPON SAID LAND IN CONNECTION WITH ANY SUCH OPERATION, AS  
RESERVED IN THE DEED FROM OCEAN VIEW PROPERTIES, INC., A CORPORATION,  
RECORDED MARCH 19, 1947 IN BOOK 24393 PAGE 52, OFFICIAL RECORDS.

County of Los Angeles, State of California.

APN: 7513-020-007.

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**Exhibit B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica 8XZ5RQ5D293JP Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of April 5, 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 #5151656576868828971 (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 valid transfer of the Fabrica NFT 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 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://test-sepolia.fabrica.land/property/5151656576868828971>

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

**Trustee**

*Don Quixote*  
Name: Don Quixote

Date: 04/05/2024