

DEMO-NO-LEGAL-VALUE

When Recorded Mail Document and Tax
Statements to:
Fabrica YTMJPRRGK4NAW Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 32523

SPACE ABOVE THIS LINE FOR RECORDER’S USE ONLY

SPECIAL WARRANTY DEED

The Terrain Inventory, LLC, a(n) Nevada Limited Liability Company, Grantor, in consideration of the sum of \$10.00, the receipt whereof is hereby acknowledged, conveys and warrants against all claiming by, through or under Grantor, Justin Beck, and their successors in trust, Trustee of the Fabrica YTMJPRRGK4NAW Trust (the “Trust”) as may be amended, restated or modified, Grantee, whose address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, the following described real property in the County of Sanpete, Utah.

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

Title to such property is conveyed subject to all unpaid taxes for the current year, assessments, easements, declarations, covenants, restrictions, and all other matters of record.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #17773785108874603182 (the “Property Token”) in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Sepolia Staging, as described further in the attached Exhibit B.

Grantor has executed this Special Warranty Deed as of the date written below.

The Terrain Inventory, LLC

Demo Signer

Date: 06/20/2024

Name: Justin Beck, Agent of The Terrain Project LLC, Manager of, The Terrain Inventory, LLC

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SPECIAL WARRANTY 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 Justin Beck, Agent of The Terrain Project LLC, Manager of, The Terrain Inventory, 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 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

test legal descri

County of Sanpete, State of Utah.

APN: 32523.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica YTMJPRRGK4NAW Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of June 21, 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 #17773785108874603182 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Staging (“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:

<https://test.fabrica.land/property/sepolia/17773785108874603182>

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

Trustee

Demo Signer

Date: 06/20/2024

Name: Justin Beck