

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner (“Beneficiary”) of the Trust is the record owner of the digital asset identified by ID # 2896486153226372831 (the “Fabrica NFT”) in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet. The agreement for the Fabrica 50S65KV3WN3DY Trust (the “Trust”) under which Grantee is acting is that certain Agreement and Declaration of Trust, dated as of October 26, 2023, as may have been amended.

BARGAIN AND SALE DEED

13, a(n) Alaska C Corporation, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica 50S65KV3WN3DY 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 Boulder, State of Colorado, to wit:

LOTS 7 AND 8, BLOCK 3, UNIVERSITY PLACE, COUNTY OF BOULDER, STATE OF COLORADO.

assessor’s schedule or parcel number: 146331304004

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)

Signed on: 10/26/2023



Tim t, 123, 13

[Notary Acknowledgment to Follow]

BARGAIN AND SALE DEED

(continued)

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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): 146331304004

State of
County of

On before me, Notary Public, personally appeared Tim t, 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: