Entry No 269631 Book: 123 Page: 456 Date: 01/14/2025 Time: 7:09:56 PM Pages: 5
Fee: 40 County: Cache State: UT Requesting Party: Fabrica Inc Recorder: = =

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica JVFRT3MQFP47G Trust

When Recorded Mail Document and Tax Statements to:
Fabrica JVFRT3MQFP47G Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 093-350-05

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.

Andy The Person, Grantor, hereby grants to the Fabrica JVFRT3MQFP47G Trust (the "Trust"), Grantee, the following described real property in the County of Kern, California.

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

APN: 093-350-05

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #108715631193063118 00 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Andy The Person

Date: 01/14/2025

Name: Andy The Person

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 093-350-05

State of
County of

On before me, Notary Public, personally appeared Andy The Person, 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

LOT 5 OF TRACT NO. 4546, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA,
AS PER MAP RECORDED DECEMBER 13, 1984 IN BOOK 34, PAGES 30 THRU 34, INCLUSIVE, OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BY CERTIFICATES OF CORRECTION
RECORDED JANUARY 8, 1985 IN BOOK 5726, PAGE 1548 OF OFFICIAL RECORDS AND RECORDED
OCTOBER 14, 1985 IN BOOK 5806, PAGE 1053 OF OFFICIAL RECORDS.
EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS AND ALL OTHER MINERALS OF WHATEVER KIND OR CHARACTER (ALL HEREIN COLLECTIVELY CALLED MINERALS) WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED (IT BEING INTENDED THAT THE WORD 'MINERALS' AS USED HEREIN SHALL BE DEFINED IN THE BROADEST SENSE OF THE WORD AND SHALL INCLUDED, BUT NOT BE LIMITED TO OIL, GAS, OTHER HYDROCARBONS AND ALL OTHER MINERAL SUBSTANCES AND PRODUCTS, BOTH METALLIC AND NONMETALUC, SOLID, LIQUID OR GASEOUS), WHICH ARE UPON, IN, UNDER OR MAY BE PRODUCED FROM SAID REAL PROPERTY; ALL SALT WATER WHICH IS IN, UNDER OR MAY BE PRODUCED FROM SAID REAL PROPERTY; THE EXCLUSIVE RIGHT BY WHATEVER METHODS NOW OR HEREAFTER KNOWN, AS GRANTOR OR ITS SUCCESSORS OR ASSIGNS MAY DEEM ADVISABLE TO PROSPECT FOR, INVESTIGATE FOR, EXPLORE FOR, DRILL FOR, PRODUCE, MINE, EXTRACT, REMOVE AND REDUCE TO POSSESSION AND OWNERSHIP ALL SUCH MINERALS AND SALT WATER WHICH ARE UPON, IN, UNDER OR MAY BE PRODUCED FROM SAID REAL PROPERTY; THE EXCLUSIVE RIGHT TO DRILL INTO AND THROUGH SAID REAL PROPERTY TO EXPLORE FOR AND THEREAFTER PRODUCE AND EXTRACT MINERALS WHICH MAY BE PRODUCED FROM ADJACENT REAL PROPERTY, THE RIGHT TO LAY, CONSTRUCT, ERECT AND PLACE UPON AND IN SAID REAL PROPERTY, AND USE, MAINTAIN AND OPERATE THEREON AND THEREAFTER REMOVE ALL BUILDINGS, TANKS, PRESSURE PLANTS AND OTHER MACHINERY, FIXTURES AND EQUIPMENT, PIPELINES, TELEPHONE LINES, ELECTRIC POWER LINES, ROADS, POWER HOUSES AND OTHER STRUCTURES AND FACILITIES AS GRANTOR OR ITS SUCCESSORS OR ASSIGNS MAY DEEM ADVISABLE FOR THE EXERCISE AND ENJOYMENT OF THE RIGHTS HEREIN EXCEPTED AND RESERVED; THE EXCLUSIVE RIGHT TO TREAT, PROCESS (BUT NOT REFINE) STORE UPON AND REMOVE FROM SAID REAL PROPERTY SUCH MINERALS BY REPRESSURING THE SUB -SURFACE SANDS AND STRATA WITH FLUIDS OR GASES OR BY SUCH OTHER METHOD OR METHODS AS GRANTOR OR ITS SUCCESSORS OR ASSIGNS MAY DEEMED ADVISABLE AND TO INJECT IN, AND STORE UNDER AND THEREAFTER REMOVE SUCH FLUIDS AND GASES, WHETHER OR NOT INDIGENOUS TO SAID REAL PROPERTY; THE RIGHT AT ALL TIMES, WITHOUT CHARGE, TO INVESTIGATE FOR, EXPLORE FOR, DRILL FOR, PRODUCE, REMOVE AND REDUCE TO POSSESSION AND OWNERSHIP THOSE QUANTITIES OF FRESH WATER FROM ACQUIFERS UNDERLYING SAID REAL PROPERTY DEEMED NECESSARY BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS TO USE IN PROSPECTING, EXPLORING, DRILUNG, MINING

APN: 093-350-05.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica JVFRT3MQFP47G Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of January 15, 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 #10871563119306311800 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Staging (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://test.fabrica.land/property/sepolia/10871563119306311800