

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica F073S4A4H983E Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica F073S4A4H983E Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 804-511-26

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 F073S4A4H983E Trust (the "Trust"), Grantee, the following described real property in the County of Orange, California.

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

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The beneficiary of the Trust is the record owner of the digital asset identified by ID #8650918528843141175 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

Don Quixote

Date: 08/12/2024

Name: Don Quixote

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE 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.

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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

PARCEL 1:

LOT 26 OF TRACT NO. 13015, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 607, PAGES 40 TO 46 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED BY VARIOUS DEEDS OF RECORD.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("MASTER DECLARATION") RECORDED MARCH 5, 1984 AS INSTRUMENT NO. 84-092424, AND THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COTO DE CAZA ("SUPPLEMENTAL DECLARATION") RECORDED FEBRUARY 2, 1989 AS INSTRUMENT NO. 89-058562, BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

County of Orange, State of California.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica F073S4A4H983E Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 12, 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 #8650918528843141175 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Production ("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://testnets.fabrica.land/property/sepolia/8650918528843141175>

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

Trustee

Don Quixote

Name: Don Quixote

Date: 08/12/2024