

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Sepolia K9XEW8HFPRVG Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica K9XEW8HFPRVG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 30346357

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

John Sepolia Tester, an Individual, Grantor, hereby grants and conveys to the Fabrica K9XEW8HFPRVG Trust, Grantee, the following described real property in the County of Maricopa, Arizona.

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

APN: 30346357

This conveyance is exempt from the completion of an Affidavit of Property Value and filing fee based on exemption code A.R.S. 11-1134 B8.

Pursuant to the provisions of A.R.S. §33-404, it is hereby disclosed that the Beneficiary of the Trust is the record owner of the digital asset identified by ID #11131471409413206456 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Date: 07/25/2024

Signature: *Demo Signer*

Name: John Sepolia Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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GENERAL 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.

APN/Parcel ID(s): 30346357

State of
County of

On before me, Notary Public, personally appeared John Sepolia Tester, 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 21, KERBY ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 599 OF MAPS, PAGE 45 AND AFFIDAVIT OF CORRECTION
RECORDED IN DOCUMENT NO. 2003-0037652, OF OFFICIAL RECORDS.

County of Maricopa, State of Arizona.

APN: 30346357.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica K9XEW8HFPRVG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of July 25, 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 #11131471409413206456 (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 transfer of the Property Token performs the function typically fulfilled via a transfer by deed.

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/11131471409413206456>

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

Trustee

Demo Signer

Date: 07/25/2024

Name: John Sepolia Tester