

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica QS7ZBP91KYM8 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica QS7ZBP91KYM8 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 7567-014-022

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.

Timothy Garthwaite, Grantor, hereby grants to the Fabrica QS7ZBP91KYM8 Trust (the "Trust"), Grantee, the following described real property in the County of Los Angeles, 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 #13713449703287269636 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Timothy Garthwaite

Date: 12/09/2025

Name: Timothy Garthwaite

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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 Timothy Garthwaite, 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

PARCEL 1: LOT 19 OF TRACT NO. 19040, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 592, PAGES 28 TO 30, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED "PRIVATE STREET" ON MAP OF TRACT NO. 19040, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 592, PAGE 28 TO 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR ROAD PURPOSES AND UTILITY PURPOSES OVER THAT PORTION OF LOT "B" OF THE RANCHO LOS PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN THE ACTION "BIXBY ET AL, VS. BENT ET AL", CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID STATE OF CALIFORNIA, IN AND FOR SAID COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4, PAGES 57 OF JUDGMENTS, IN THE

SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50. 00 FEET WIDE, 25. 00 FEET MEASURED AT RIGHT ANGLES OR RADIALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL NO. 1 OF DEED TO CARL R. ERICKSON RECORDED IN BOOK 20812, PAGE 286, OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LAND, NORTH 29° 01' 50" EAST 50. 00 FEET AND NORTH 38° 00' 35" EAST 106. 07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200. 00 FEET; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE, 114. 62 FEET; THENCE NORTH 70° 50' 50" EAST 132. 61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 150. 00 FEET; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE 94. 26 FEET; THENCE SOUTH 73° 08' 55" EAST 203. 85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 350. 00 FEET; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE 115. 89 FEET; THENCE NORTH 87° 52' 50" EAST 215. 50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100. 00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 42. 59 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID PARCEL NO. 1, DISTANT THEREON NORTH 24° 31' 10" WEST 9. 66 FEET FROM THE SOUTHERLY TERMINUS OF A STRAIGHT LINE IN SAID EASTERLY BOUNDARY, HAVING A BEARING OF NORTH 24° 31' 10" WEST; THENCE CONTINUING ALONG SAID LAND MENTIONED

CURVE NORTHEASTERLY 41.83 FEET; THENCE TANGENT TO SAID CURVE
NORTHEASTERLY 41.83 FEET.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED STRIP OF LAND, 50
FEET WIDE, INCLUDED WITHIN THE BOUNDARIES
OF TRACT NO. 19040, AS PER MAP RECORDED IN BOOK 592, PAGES 28, 29 AND 30 OF MAPS,
IN THE OFFICE OF SAID
RECORDER.

ALSO EXCEPT THAT PORTION OF SAID PARCEL 3 INCLUDED WITHIN THE LINES OF CREST
ROAD 100 FEET WIDE, AS SHOWN ON LOS
ANGELES COUNTY ASSESSOR'S MAP NO. 51, RECORDED IN BOOK 1, PAGE 1 OF.

County of Los Angeles, State of California.

APN: 7567-014-022.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica QS7ZBP91KYMG8 Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of March 13, 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 #13713449703287269636 (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/13713449703287269636>