

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica 48TP1AXMFDDDJ Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica 48TP1AXMFDDDJ Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 11835107

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Shmeckle Dorkstar, an Individual, Grantor, hereby grants and conveys to the Fabrica 48TP1AXMFDDDJ 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: 11835107

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 #2464982661638871769 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Date: 12/19/2023

Signature: *Daniel Rollinger*

Name: Shmeckle Dorkstar

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE 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): 11835107

State of

County of

On before me, Notary Public, personally appeared Shmeckle Dorkstar, 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

that portion of the Property which is real property, a security agreement with respect to that portion of the Property which is personal property (it being agreed that, whenever possible, components of the Property shall be deemed to be real property rather than personal property), an assignment of rents and leases, a financing statement and fixture filing and a collateral assignment. In addition to the foregoing, this Deed of Trust covers all proceeds.

PARCEL NO. 1: LOT 2, OF FIRST AMENDED PLAT OF THE PHOENIX PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 323 OF MAPS, PAGE 36.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR PARKING OF MOTOR VEHICLES AND INGRESS AND EGRESS FROM THE PARKING SPACES, AS CREATED IN 88-184636, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED BY FIRST AMENDMENT RECORDED AS 89-303261, OF OFFICIAL RECORDS, OVER THE LOT 1, OF FIRST AMENDED PLAT OF THE PHOENIX PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 323 OF MAPS, PAGE 36.

PARCEL NO. 3:

THOSE EASEMENTS BENEFITING PARCEL NO. 1 ABOVE AS CREATED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PHOENIX PLAZA RECORDED JUNE 08, 1988 AS 88-277551, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PHOENIX PLAZA RECORDED AS 89-303262, OF OFFICIAL RECORDS.

County of Maricopa, State of Arizona.

APN: 11835107.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 48TP1AXMFDDDJ Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of December 19, 2023 (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 #2464982661638871769 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Sepolia Testnet ("Ethereum") at the address 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

A record of current and historical ownership of the Fabrica NFT 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 Fabrica NFT:

<https://sepolia.fabrica.land/property/2464982661638871769>

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

Trustee

Daniel Rollinger

Date: 12/19/2023

Name: Shmeckle Dorkstar