

**DEMO-NO-LEGAL-VALUE**

RECORDING REQUESTED BY:  
Fabrica AJDEV7NBRQE0 Trust

When Recorded Mail Document and Tax  
Statements to:  
Fabrica AJDEV7NBRQE0 Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

APN/Parcel ID(s): 3306001A012200000000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**DEED**

THIS DEED, made as of the date written below, by and between Sam T test, an Individual, Grantor, hereby grants to the Fabrica AJDEV7NBRQE0 Trust (the "Trust"), Grantee.

WITNESSETH: That for and in consideration of NO DOLLARS (\$0.00), Grantor does hereby GRANT and CONVEY unto Fabrica AJDEV7NBRQE0 Trust, as sole owner, all of that certain lot or parcel of real estate situate in the undefined, Morgan, West Virginia and more particularly bounded and described as follows:

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

**APN: 3306001A012200000000**

BEING the same property which, by Deed dated undefined, and recorded undefined in the Office of the Clerk of the County Commission for the County of Morgan, State of West Virginia, in Deed Book No. undefined at Page undefined as Instrument No. undefined, was granted and conveyed undefined unto Sam T test, an Individual.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #381027894458867148 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

DECLARATION OF CONSIDERATION OR VALUE

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The undersigned Grantor does hereby certify that the total consideration paid for the property conveyed by the document to which this declaration is attached was \$0.00.

WITNESS the following signature:



Date: 07/24/2024

Name: Sam T test

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ Notary Public, personally appeared Sam T test, 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: \_\_\_\_\_

(Seal)

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**Exhibit A**

**Property Legal Description**

zaza

County of Morgan, State of West Virginia.

APN: 3306001A012200000000.

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**Exhibit B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica AJDEV7NBRQE0 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 #381027894458867148 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Staging ("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://test.fabrica.land/property/sepolia/381027894458867148>

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

**Trustee**



Name: Sam T test

Date: 07/24/2024