

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica 5J1CK3359MB2C Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica 5J1CK3359MB2C Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 1401304500

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.

John Sepolia Tester, an Individual, Grantor, hereby grants to the Fabrica 5J1CK3359MB2C Trust (the "Trust"), Grantee, the following described real property in the County of San Diego, California.

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

APN: 1401304500

The beneficiary of the Trust is the record owner of the digital asset identified by ID #3207347489473369638 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Ethereum Sepolia Testnet, as described further in the attached Exhibit B.

Demo Signer

Date: 06/11/2024

Name: John Sepolia Tester

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.

APN/Parcel ID(s): 1401304500

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

PARCEL "A" AS DESCRIBED IN THAT CERTAIN "CERTIFICATE OF COMPLIANCE" EVIDENCED BY DOCUMENT RECORDED JANUARY 28, 2009, AS INSTRUMENT NO. 2009-0041089 OF OFFICIAL RECORDS, AND RE-RECORDED MAY 15, 2013 AS INSTRUMENT NO. 2013-0305098 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF SECTION 21 AND THE SOUTHWEST % OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, MONUMENTED WITH A 2" STEEL PIPE AND DISC STAMPED LS 4068, SAID CORNER IS LOCATED SOUTH 0° 42' 47" EAST 5302.93 FEET FROM A BRASS PLATE MARKED LS 1880 AT THE NORTHEAST CORNER OF SECTION 21; THENCE NORTH 89° 37' 05" WEST 2680.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0° 22' 55" EAST 5268.76 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST % OF SECTION 16; THENCE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE SOUTH 89° 38' 40" WEST 2844.08 FEET TO THE WESTERLY LINE OF SECTION 16; THENCE ALONG THE WESTERLY LINE OF SECTION 16 SOUTH 3° 10' 18" EAST 1018.33 FEET TO THE NORTHWEST CORNER OF SECTION 21; THENCE ALONG THE WESTERLY LINE OF SECTION 21 SOUTH 0° 46' 14" EAST 4216.63 FEET TO A POINT WHICH BEARS NORTH 89° 37' 05" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89° 37' 05" EAST 2695.90 FEET TO THE POINT OF BEGINNING

PARCEL "D" AS DESCRIBED IN THAT CERTAIN "CERTIFICATE OF COMPLIANCE" EVIDENCED BY DOCUMENT RECORDED JANUARY 28, 2009, AS INSTRUMENT NO. 2009-0041089 OF OFFICIAL RECORDS, AND RE-RECORDED MAY IS, 2013 AS INSTRUMENT NO. 2013-0305098 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF SECTION 21, AND 28, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS

FOLLOWS:

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BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, MONUMENTED WITH A 2" STEEL PIPE AND DISC STAMPED LS 4068, SAID CORNER IS LOCATED SOUTH 0° 42' 47" EAST 5302. 93 FEET FROM A BRASS PLATE MARKED LS 1880 AT THE NORTHEAST CORNER OF SECTION 21; THENCE NORTH 89° 37' 05" WEST 2680. 00 FEET; THENCE SOUTH 0° 22' 55" WEST 2987. 56 FEET TO THE SOUTHERLY LINE OF THE NORTH % OF SECTION 28; THENCE ALONG SAID SOUTHERLY LINE NORTH 84° 19' 53" EAST 2757. 03 FEET TO THE EASTERLY LINE OF THE SECTION 28; THENCE ALONG SAID EASTERLY LINE NORTH 0° 55' 41" WEST 2697. 65 FEET TO THE POINT OF BEGINNING.

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED PER DEED RECORDED JULY 23, 1971 AS FILE/PAGE NO. 160590 OF OFFICIAL RECORDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND 50. 00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BORREGO VALLEY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 445. 00 FEET; THENCE NORTHERLY PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE 400. 00 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WESTERLY RIGHT OF WAY LINE 445. 00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 400. 00 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED AS PARCEL A IN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 1, 1994 AS FILE NO. 1994-691663 OF OFFICIAL RECORDS.

PARCEL B:

THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN

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BERNARDINO
BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO
UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1885 AND AS DESCRIBED
PER DEED
RECORDED JULY 23, 1971 AS FILE/PAGE NO. 160590 OF OFFICIAL RECORDS, IN THE
COUNTY OF
SAN DIEGO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED PER DEED
RECORDED
JULY 23, 1971 AS FILE/PAGE NO. 160590 OF OFFICIAL RECORDS, IN THE COUNTY OF SAN
DIEGO,
STATE OF CALIFORNIA; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID
LAND 50. 00
FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BORREGO VALLEY ROAD,
SAID
POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID
SOUTHERLY
LINE 445. 00 FEET; THENCE NORTHERLY PARALLEL TO SAID WESTERLY RIGHT OF WAY
LINE
400. 00 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WESTERLY RIGHT OF WAY
LINE 445. 00
FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID
WESTERLY
RIGHT OF WAY LINE 400. 00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE WESTERLY 50. 00 FEET OF BORREGO VALLEY ROAD
RIGHT OF
WAY AS DESCRIBED AS PARCEL B IN CERTIFICATE OF COMPLIANCE RECORDED
DECEMBER 1,
1994 AS FILE NO. 1994-691663 OF OFFICIAL RECORDS.

PARCEL 1:

THE NORTHEAST 'A OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN
BERNARDINO
MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE
OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL
RIGHTS, AND
OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH
APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON
THE
SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A
DEPTH OF 500
FEET, AS EXCEPTED OR RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2:
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AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE WESTERLY 15 FEET OF THE WEST 'A OF THE NORTHWEST 'A OF THE SOUTHEAST 'A OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE WESTERLY 30 FEET OF THE SOUTHWEST 'A OF THE SOUTHWEST 'A OF THE SOUTHEAST 'A AND THE NORTHWEST 'A OF THE SOUTHWEST 'A OF THE SOUTHEAST 'A OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1885.

ROADRUNNER NURSERY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 3293, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 5, 1974, AS INSTRUMENT NO. 74-318080, OF OFFICIAL RECORDS.

PARCEL B:

PARCELS 1, 2 AND 3 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 3293 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1974, AS INSTRUMENT NO. 74-318080, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTHERLY 33.00 FEET OF PARCEL

County of San Diego, State of California.

APN: 1401304500.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica 5J1CK3359MB2C Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of June 11, 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 #3207347489473369638 (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 valid transfer of the Fabrica NFT 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 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/3207347489473369638>

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

Trustee

Demo Signer

Date: 06/11/2024

Name: John Sepolia Tester