

RECORDING REQUESTED BY:
10 Mountain Laurel Way, Azusa, CA

When Recorded Mail Document and Tax
Statements to:
10 Mountain Laurel Way, Azusa, CA
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 8684-051-081

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.

, an Individual, Grantor, hereby grants to the 10 Mountain Laurel Way, Azusa, CA (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.

APN: 8684-051-081

The beneficiary of the Trust is the record owner of the digital asset identified by ID #1514093797173449936 (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.

Don Quikate

Date: 01/18/2024

Name:

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE

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 , 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:

DEMO-NO-LEGAL-VALUE

Exhibit A

Property Legal Description

LOT 303 OF TRACT 52824-2, AS SHOWN ON THE SUBDIVISION MAP ("MAP") FILED IN BOOK 1272, AT PAGES 72 TO 85 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST, ASSIGNS AND OTHERS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME: A. ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, TO ALL GEOTHERMAL HEAT AND TO ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING (COLLECTIVELY, "SUBSURFACE RESOURCES") AND B. THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND TO PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE LOT, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE LOT, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LOT, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE LOT, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LOT. SUBJECT TO: 1. NONDELINQUENT GENERAL AND SPECIAL REAL PROPERTY TAXES, AND SPECIAL ASSESSMENTS; AND 2. ALL OTHER COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, INCLUDING WITHOUT LIMITATION THE DECLARATION AND THE MAP; AND 3. ALL (I) MAPS DISCOVERABLE OR ASCERTAINABLE BY INSPECTION OR SURVEY OF THE LOT, (II) ZONING ORDINANCES AND REGULATIONS AND ANY OTHER LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RESTRICTING OR REGULATING THE USE, OCCUPANCY OR ENJOYMENT OF THE LOT, AND (III) ANY OTHER MAPS CREATED, PERMITTED OR APPROVED BY GRANTEE. BEING THE SAME PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2006-807179, DATED 06/20/2005, RECORDED 04/12/2006 IN LOS ANGELES COUNTY RECORDS.

County of Los Angeles, State of California.

APN: 8684-051-081.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the 10 Mountain Laurel Way, Azusa, CA ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of January 18, 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 #1514093797173449936 (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:

<http://soil.lvh.me:3000/property/1514093797173449936>

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

Trustee

Don Quikate

Date: 01/18/2024

Name: