TEST ONLY

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica B0J4Q5EXZAYFP Trust

When Recorded Mail Document and Tax Statements to:
Fabrica B0J4Q5EXZAYFP Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 42071

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

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 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.

Don Quixote, an Individual, Grantor, hereby grants to the Fabrica B0J4Q5EXZAYFP Trust (the "Trust"), Grantee, the following described real property in the County of Lancaster, Pennsylvania.

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

APN: 42071

The beneficiary of the Trust is the record owner of the digital asset identified by ID #6351284481545649403 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet.

Don Quixote

Date: 02/27/2024

Name: Don Quixote

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 42071

State of
County of

On before me, Notary Public, personally appeared Don Quixote, 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

The legal description provided is fictional and intended for demo purposes only. It holds no legal validity.

Lot 42, Elm Street, Doge Estates, according to the recorded plat found in Book XYZ, Block 123, of the Town of Kolomna, County of Somewhere, State of Anywhere. Commencing at the Northeast corner of said Lot 42, proceed South along the Satoshi boundary line, measuring a distance of 100 feet. Then, hard fork West, parallel to the Northern boundary line, for 150 feet. From there, go North, maxi to the Vitalik boundary line, covering another 100 feet. Finally, move East, parallel to the Northern boundary line, for 150 gwei, returning to the point of beginning.

County of Lancaster, State of Pennsylvania.

APN: 42071.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica B0J4Q5EXZAYFP Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of February 27, 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 #6351284481545649403 (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/6351284481545649403

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

Trustee

Don Quixote

Name: Don Quixote

Date: 02/27/2024