

Recorded Electronically by:
36R Fabrica Inc

RECORDING REQUESTED BY:
Fabrica R455GSSMZZ4G Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica R455GSSMZZ4G Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

DOC #: 223102052



223102052

Stat Types: 1 Pages: 4

FEES	22.00
TAXES	.00
OTHER	75.00
PAID	97.00

APN/Parcel ID(s): 209-142-02

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.

Fabrica 3QEJBX0EV7XX5 Trust, a(n) trust, Grantor, hereby grants to the Fabrica R455GSSMZZ4G Trust (the "Trust"), Grantee, the following described real property in the County of Kern, California.

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

APN: 209-142-02

The beneficiary of the Trust is the record owner of the digital asset identified by ID #869376724961328283 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Date: 08/25/2023

Name: Eric C F Ko, Trustee, Fabrica 3QEJBX0EV7XX5 Trust

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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): 209-142-02

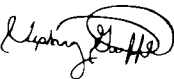
State of Virginia

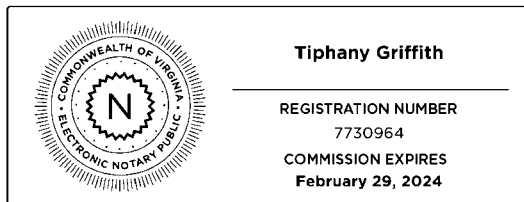
County of Newport News

On 08/25/2023 before me, Tiphany Griffith Notary Public, personally appeared Eric C F Ko, 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



Registration # 7730964 My Commission Expires 2/29/2024

Notarized online using audio-video communication

Exhibit A

Property Legal Description

LOT 168 OF TRACT 2223 IN THE COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 10, PAGE 156 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL WATER AND WATER RIGHTS APPURTENANT THERETO, AS GRANTED AND RESERVED IN PREVIOUS DEEDS OR RECORD.

SUBJECT TO: RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

County of Kern, State of California.

APN: 209-142-02.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica R455GSSMZZ4G Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 23, 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 #869376724961328283 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://v3.fabrica.land/property/869376724961328283>

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

Trustee



Name: Eric C F Ko

Date: 08/25/2023