

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEMO-NO-LEGAL-VALUE

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Cameron

§

THAT Fede F Pomi, an Individual (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by Fabrica MXCFTZAETNBFG Trust (variously, the "Grantee" and "Trust"), HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain tract or tracts of land in Cameron County, Texas (the "Land"), described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any improvements located thereon and any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, including, without limitation, Grantor's interest in any utilities, adjacent streets, alleys, strips, gores, and rights of way related to the Land, and Grantor's interest in all licenses and permits related to the Land (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID # 12058666716919846648 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd stored on the Sepolia Production, as described further in the attached Declaration of Trust in Exhibit B.

Grantee's address is: 9450 SW Gemini Dr - PMB 89942, Beaverton, OR 97008-7105.

[Remainder of page intentionally left blank.]

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EXECUTED to be effective as of 08/01/2024

GRANTOR:

Signature: *Demo Signer*

Name: Fede F Pomi

State of
County of

On before me, Notary Public, personally appeared Fede F Pomi, 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:

After Recording Return To:

Fabrica MXCFTZAETNBFG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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 Cameron, State of Texas.

APN: 46991.

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EXHIBIT B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica MXCFTZAETNBFG Trust ("Trust") establishes notice of that certain Agreement and Declaration of Trust dated as of August 1, 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, and a digital asset (the "Property Token"), identified by the ID# 12058666716919846648 and connected to that certain smart contract (the "Token Contract") at the Sepolia Production ("Ethereum") address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd, was minted. 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://testnets.fabrica.land/property/sepolia/12058666716919846648>

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

Trustee

Demo Signer

Name: Fede F Pomi

Date: 08/01/2024