

DEMO-NO-LEGAL-VALUE

When Recorded Mail Document and Tax
Statements to:
Fabrica SDZFKTAPMTZZ6 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 09323800100000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

zaza zazaza, Grantor, in consideration of the sum of \$10.00, the receipt whereof is hereby acknowledged, conveys and warrants against all claiming by, through or under Grantor, zaza zazaza, and their successors in trust, Trustee of the Fabrica SDZFKTAPMTZZ6 Trust (the "Trust") as may be amended, restated or modified, Grantee, whose address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, the following described real property in the County of Salt Lake, Utah.

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

Title to such property is conveyed subject to all unpaid taxes for the current year, assessments, easements, declarations, covenants, restrictions, and all other matters of record.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #14663432217341378547 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Grantor has executed this Special Warranty Deed as of the date written below.

zaza zazaza

Date: 02/08/2025

Name: zaza zazaza

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SPECIAL WARRANTY 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 zaza zazaza, 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 they executed the same in their authorized capacity, and that by their 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

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 27, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 1/2 RODS; THENCE WEST 4 1/2 RODS; THENCE NORTH 2 1/2 RODS; THENCE EAST 4 1/2 RODS TO THE POINT OF BEGINNING.

County of Salt Lake, State of Utah.

APN: 09323800100000.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica SDZFKTAPMTZZ6 Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of February 8, 2025 (the “Trust Agreement”). The trust property, the legal description of which is attached as Exhibit A (the “Property”), has been deeded into the Trust.

A digital asset with ID #14663432217341378547 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Staging (the “Blockchain Network”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be issued or has been issued following the recording of this Declaration. The holder(s) of the Property Token is/are the Beneficiary(ies) of the Trust, with the right to act as or nominate the Trustee(s).

Any valid transfer of the Property Token transfers the proportional beneficial ownership of the Trust and associated rights, as described further in the Trust Agreement. As per the Trust Agreement, transfers of the beneficial interest in the Trust, via transfer of the Property Token, also transfer the trustee position to the new holder of the Property Token, or to a nominee of that new holder.

The Trustee does not have the right to transfer any part of the title to the Property out of the Trust until instructed by the Beneficiary via an interaction with the Property Token known as “redemption.” Until the Beneficiary has redeemed the Property Token, all operations performed on the Property Token must be accomplished via the Token Contract and confirmed by the Blockchain Network. Any operation performed on the Property before the Property Token has been redeemed will be invalid, as per the Trust Agreement. Individuals or entities that wish to interact with the Property without using the Property Token should first remove the Property from the Trust.

All records of the Trust, including ownership, interaction records, and current and amended versions of the Trust Agreement are maintained on the Blockchain Network and are publicly and perpetually available through the Token Contract.

The below URL was established at the time of the Trust creation to conveniently inspect and operate on the Trust and the underlying Property. The Token Contract can also be inspected and operated on using standard tools on the Blockchain Network, should the URL become temporarily or permanently unavailable:

<https://test.fabrica.land/property/sepolia/14663432217341378547>