DEMO-NO-LEGAL-VALUE

BARGAIN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the date written below, BETWEEN Holding LLC, a(n) Arkansas Limited Liability Company, kjh, kjh, kjh kjhkj, party of the first part, and Fabrica VZ14VYETB0FAT Trust, 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in the

location more particularly described on Exhibit A attached hereto and incorporated herein

BEING the same premises conveyed to Holding LLC, a(n) Arkansas Limited Liability Company by deed recorded in the Orange County Clerk's Office on hkjh in Liber kjh of Deeds at page kjh, said premises being formerly owned by hj

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

The beneficiary of the Fabrica VZ14VYETB0FAT Trust is the record owner of the digital asset identified by ID #16123535351445200557 (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.

[signature page to follow]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the date written below.

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IN PRESENCE OF:



Date: 10/02/2023

Name: Mike Testing Tester, Member, Holding LLC

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BARGAIN AND SALE 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): 33208900400000050090000000

State of
County of

On before me, Notary Public, personally appeared Mike Testing Tester, 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:

When Recorded Mail Document and Tax Statements to:
Fabrica VZ14VYETB0FAT Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

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Exhibit A

Property Legal Description

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County of Orange, State of New York.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica VZ14VYETB0FAT Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of October 2, 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 #16123535351445200557 (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:

https://test-sepolia.fabrica.land/property/16123535351445200557

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

Trustee



Date: 10/02/2023

Name: Mike Testing Tester