YAVAPAI COUNTY RECORDER
2025-0016397 Page 1 of 4
04/28/2025 08:19:21 AM $30.00
eRecorded in Yavapai County, AZ
Michelle M. Burchill, Recorder

RECORDING REQUESTED BY:
Fabrica B0C9HXN8SNBK2 Trust

When Recorded Mail Document and Tax Statements to:
Fabrica B0C9HXN8SNBK2 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 205-12-021

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Jared Sibbitt, Grantor, hereby grants and conveys to Jared Sibbitt, Trustee of the Fabrica B0C9HXN8SNBK2 Trust, and his successors in trust, Grantee, the following described real property in the County of Yavapai, Arizona.

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

APN: 205-12-021

This conveyance is exempt from the completion of an Affidavit of Property Value and filing fee based on exemption code A.R.S. 11-1134 B8.

Pursuant to the provisions of A.R.S. §33-404, it is hereby disclosed that the Beneficiary of the Trust is the record owner of the digital asset identified by ID #6347991859940120369 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Jared Sibbitt

Date: 04/27/2025

Name: Jared Sibbitt

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GENERAL 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.

APN/Parcel ID(s): 205-12-021

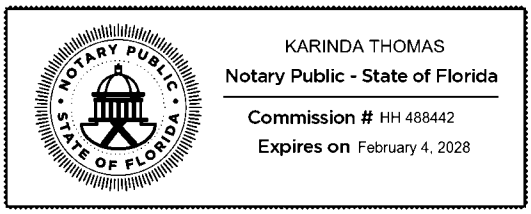
State of Florida
County of Polk County

On 04/27/2025 before me, Karinda Thomas Notary Public, personally appeared Jared Sibbitt, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:



Notarized remotely online using communication technology via Proof.

Exhibit A

Property Legal Description

The West half of the South 363 feet of The Last Dollar, designed by the Surveyor General as Survey #2588, situated in the Hassayampa Mining District, Yavapai County, Arizona, Patent whereof is recorded in Book 83 of Deeds, Pages 506-507.

County of Yavapai, State of Arizona.

APN: 205-12-021.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica B0C9HXN8SNBK2 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of April 26, 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 #6347991859940120369 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/6347991859940120369