

DEMO-NO-LEGAL-VALUE

RECORDING AND RETURN TO:
Fabrica 8FP44FA8W1XJ0 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

THIS INSTRUMENT PREPARED BY:
FABRICA CLOSING SERVICES, LLC
1700 Montgomery St. Ste 108
San Francisco, CA 94111

Property Appraisers Parcel I.D. (Folio) Number(s):
12787760004

SPACE ABOVE THIS LINE FOR RECORDER’S USE ONLY

TRUST GRANT DEED

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.
This is a Trust Transfer to or from a revocable trust.
This conveyance transfers an interest into or out of a Living Trust.

John Sepolia Tester, an Individual, Grantor, hereby grants to the Fabrica 8FP44FA8W1XJ0 Trust (the “Trust”), Grantee, the following described real property in the County of Collier, Florida.

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

APN: 12787760004

The beneficiary of the Trust is the record owner of the digital asset identified by ID #4894359726027995936 (the “Property Token”) in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

Demo Signer

Date: 07/19/2024

Name: John Sepolia Tester

Witness Signature
Printed Name: _____

Witness Signature
Printed Name: _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 12787760004

State of
County of

On before me, Notary Public, personally appeared John Sepolia 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:

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Exhibit A

Property Legal Description

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 Collier, State of Florida.

APN: 12787760004.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica 8FP44FA8W1XJ0 Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of July 19, 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.

A digital asset with ID #4894359726027995936 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Production (“**Ethereum**”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd will be minted or has been minted following the execution of this Declaration. 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/4894359726027995936>

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

Trustee

Demo Signer

Name: John Sepolia Tester

Date: 07/19/2024