

RECORDING REQUESTED BY:
Fabrica NCCMYBX7P7GW8 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica NCCMYBX7P7GW8 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 1011020335475100600

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.

Fabrica EGC8WDK65E2G5 Trust, a(n) trust, Grantor, hereby grants to the Fabrica NCCMYBX7P7GW8 Trust (the "Trust"), Grantee, the following described real property in the County of Valencia, New Mexico.

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

APN: 1011020335475100600

The beneficial owner of the Trust is the record owner of the digital asset identified by ID #12328972520998953412 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Joseph Grant

Date: 08/30/2023

Name: Joseph Grant, Trustee, Fabrica EGC8WDK65E2G5 Trust

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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): 1011020335475100600

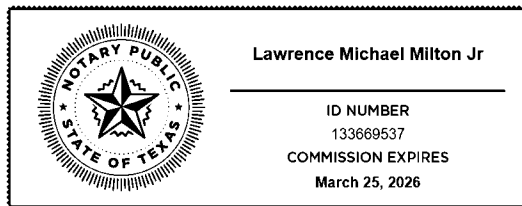
State of Texas
County of Harris

On 08/30/2023 before me, Lawrence Michael Milton Jr Notary Public, personally appeared Joseph Grant, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Lawrence Michael Milton Jr*



Notarized online using audio-video communication

Exhibit A

Property Legal Description

All of Lot 7 in Block 594 in Unit 25 of the Rio Grande Estates Subdivisions according to map thereof recorded in the Office of Clerk of Valencia County, New Mexico excluding any gas, oil, or mineral rights.

County of Valencia, State of New Mexico.

APN: 1011020335475100600.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica NCCMYBX7P7GW8 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 26, 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 #12328972520998953412 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

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://v3.fabrica.land/property/12328972520998953412>

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

Trustee

Joseph Grant

Name: Joseph Grant

Date: 08/30/2023