

RECORDING REQUESTED BY:
Fabrica X4Q3TWGR2Q0AT Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica X4Q3TWGR2Q0AT Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 001791024000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$0

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(X) unincorporated Area City of _____

() Survey Monument Preservation Fee

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

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. Documentary transfer tax is \$0.

This is a Trust Transfer under Section 62(a)(2) of the Revenue and Taxation Code: Transfer from an individual or legal entity to a trust that results solely in a change in the method of holding title to the real property and in which proportional ownership interests of the transferors and transferees remain the same after the transfer.

In this conveyance, grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer, R & T 11925.

Timothy Garthwaite, Grantor, hereby grants to the Fabrica X4Q3TWGR2Q0AT Trust (the "Trust"), Grantee, the following described real property in the County of Monterey, California.

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

APN: 001791024000

DEMO-NO LEGAL VALUE

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #16802434820005544109 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Local, as described further in the attached Exhibit B.

Grace M Weatherall

Date: 06/18/2025

Name: Timothy Garthwaite

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEMO-NO-LEGAL-VALUE

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): 001791024000

State of
County of

On before me, Notary Public, personally appeared Timothy Garthwaite, 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:

DEMO-NO-LEGAL-VALUE

Exhibit A

Property Legal Description

LOT 24, BLOCK 2, 'TRACT NO 260, TOYON HEIGHTS', IN THE CITY OF MONTEREY, COUNTY OF MONTEREY, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED FEBRUARY 1, 1955 IN VOLUME 6, PAGE 41 OF MAPS

OF CITIES AND TOWNS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property All replacements and additions shall also be covered by this Security Instrument All of the foregoing is referred to in this Security Instrument as the "Property " TRUSTOR MAKES THE GRANT AND CONVEYANCE described above for the purpose of securing repayment of the obligations evidenced by and arising under that certain promissory note (the "Note") dated the same date as this Security Instrument and in the principal sum of Two Hundred Thousand Dollars (U S \$200,000 00) executed by HAL T MCKAY and ESTHER N MCKAY (the "Borrower") whose address is 5 TODA VISTA DR, MONTEREY, CA 93940, in favor of Lender The Note evidences a loan (the "Loan") made by Lender to Borrower As used herein, the term "Note" also includes a revolving line of credit agreement This Security Instrument secures to Lender, (a) the repayment of the obligations evidenced by the Note, with interest thereon, and all advances under and renewals, extensions and modifications of the Note, (b) the payment of all other sums which become due under the Note or hereunder, including late charges and attorney's fees, and amounts advanced to protect the security of this Security Instrument all with interest thereon, (c) the performance of Trustor's and Borrower's, as the case may be, covenants and agreements under this Security Instrument and the Note, (d) the payment of such additional sums as may be hereafter borrowed from lender by Trustor or Borrower (or guaranteed by Trustor)) when evidenced by a promissory note or notes (or guaranty or guaranties) which recites that such promissory note or notes (or guaranty or guaranties) are secured hereby and (e) the performance of such future obligations which Trustor or Borrower may agree to perform for the benefit of Lender when Trustor or Borrower execute a document or documents which recites that such obligation are secured hereby SHORDDOT (Rev 07/2014

County of Monterey, State of California.

APN: 001791024000.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica X4Q3TWGR2Q0AT Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of May 14, 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 #16802434820005544109 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Local (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:

<http://soil.lvh.me:3000/property/sepolia/16802434820005544109>