Entry No 332693 Book: 123 Page: 456 Date: 06/05/2026 Time: 1:56:27 AM Pages: 2
Fee: 40 County: Cache State: UT Requesting Party: Fabrica Inc Recorder: = =

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 16386841643216688679 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging. The agreement for the Fabrica WDMW39SYG9B2E Trust (the "Trust") under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of June 5, 2026, as may have been amended.

BARGAIN AND SALE DEED

Lucas John just Pianist, Grantor, for the consideration of Ten and no/100 Dollars ($10.00), in hand paid, hereby sells and conveys to Fabrica WDMW39SYG9B2E Trust (the "Trust"), Grantee, whose legal address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, all of Grantor's right, title, and interest in and to the following described real property situated in the County of Archuleta, State of Colorado, to wit:

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assessor's schedule or parcel number: 570529300033

with all its appurtenances, and subject to any encumbrances of record.

No documentary fee required pursuant to C.R.S. 39-13-102(2)(a)

Lucas John just Pianist Date: 06/04/2026

Name: Lucas John just Pianist

[Notary Acknowledgment to Follow]

BARGAIN AND SALE DEED
(continued)

DEMO-NO-LEGAL-VALUE

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): 570529300033

State of
County of

On before me, Notary Public, personally appeared Lucas John just Pianist, 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: