

DEMO-NO-LEGAL-VALUE

Prepared by; After recording return to:

Fabrica A3R3MXYBJKVFY Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

Parcel ID No.: 150 000002 001

STATE OF Georgia
COUNTY OF Bulloch

LIMITED WARRANTY DEED

THIS INDENTURE is made on 07/18/2024 , by and between **Fede F Pomi**, an Individual (hereinafter called "Grantor"); and **Fabrica A3R3MXYBJKVFY Trust** (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain real property lying and being in Bulloch County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject to all matters of record.

The beneficiary of the Fabrica A3R3MXYBJKVFY Trust is the record owner of the digital asset identified by ID #5832225803635848959 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit "B".

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, all the day and year first written above.

GRANTOR:

Demo Signer

Name: Fede F Pomi

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

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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 Bulloch, State of Georgia.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica A3R3MXYBJKVFY 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 #5832225803635848959 (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 valid transfer of the Property Token transfers the beneficial ownership of the Trust and associated rights, as described further in the Agreement.

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/5832225803635848959>

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

Trustee

Demo Signer

Name: Fede F Pomi

Date: 07/18/2024