2023-21001
Page 1 of 4
David W. Stevens - Recorder
Cochise County , AZ
Requested By: Ingeo Systems
11-17-2023 08:03 AM Recording Fee $30.00

RECORDING REQUESTED BY:
Fabrica FD60T8YE9EMVG Trust

When Recorded Mail Document and Tax Statements to:
Fabrica FD60T8YE9EMVG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 40601026G

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

The Terrain Project, LLC, a(n) Nevada Limited Liability Company who took title as a Colorado Limited Liability Company, Grantor, hereby grants and conveys to the Fabrica FD60T8YE9EMVG Trust, Grantee, the following described real property in the County of Cochise, Arizona.

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

APN: 40601026G

This conveyance is exempt from the completion of an Affidavit of Property Value and filing fee based on exemption code A.R.S. 11-1134 B8.

Pursuant to the provisions of A.R.S. §33-404, it is hereby disclosed that the Beneficiary of the Trust is the record owner of the digital asset identified by ID #88844906123312275 76 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Date: 11/16/2023

Signature: *Bryan Patrick McCarthy*

Name: Bryan Patrick McCarthy, Manager, The Terrain Project, LLC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GENERAL WARRANTY 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.

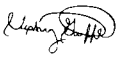
APN/Parcel ID(s): 40601026G

State of Virginia
County of Hampton

On 11/16/2023 before me, Tiphany Griffith Notary Public, personally appeared Bryan Patrick McCarthy, 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



Registration# 7730964 My Commission Expires 2/29/2024
Notarized online using audio-video communication

Exhibit A

Property Legal Description

That portion of the South half of Section 20, Township 23 South, Range 28 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 20;
Thence North 00° 08' 39" East along the West line of said Section 20, a distance of 1,400.10 feet;
Thence South 89° 51' 21" East, a distance of 660.00 feet;
Thence South 00° 08' 39" West, a distance of 112.70 feet;
Thence South 90° 00' 00" East, a distance of 2,977.47 feet;
Thence South 02° 35' 14" East, a distance of 1,287.05 feet to a point on the South line of said Section 20;
Thence North 90° 00' 00" West along said South line, a distance of 3,698.80 feet to the POINT OF BEGINNING;

EXCEPT drainage way as shown on Book 7 of Maps, pages 32, 32a thru 32h, and abandonment plat in Book 13 of Maps, pages 1a thru 1i, records of Cochise County, Arizona.

County of Cochise, State of Arizona.

APN: 40601026G.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica FD60T8YE9EMVG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 16, 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 #8884490612331227576 (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://app.fabrica.land/property/8884490612331227576

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

Trustee

Bryan Patrick McCarthy Date: 11/16/2023

Name: Bryan Patrick McCarthy