Entry No 331030 Book: 123 Page: 456 Date: 05/21/2026 Time: 3:10:43 PM 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 # 12728242418836448609 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production. The agreement for the Fabrica P2HWT2QNSRJP2 Trust (the "Trust") under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of May 21, 2026, as may have been amended.

BARGAIN AND SALE DEED

William C Burlage, Grantor, for the consideration of Ten and no/100 Dollars ($10.00), in hand paid, hereby sells and conveys to Fabrica P2HWT2QNSRJP2 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 Boulder, State of Colorado, to wit:

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.

assessor's schedule or parcel number: 146331316002

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)

William C Burlage Date: 05/21/2026

Name: William C Burlage

[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): 146331316002

State of
County of

On before me, Notary Public, personally appeared William C Burlage, 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: