

DEMO-NO-LEGAL-VALUE
RECORDING REQUESTED BY:
Fabrica HNRES2XBDXNS2 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica HNRES2XBDXNS2 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 657250014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

(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.

Luke Test Sepolia, an Individual, Grantor, hereby grants to the Fabrica HNRES2XBDXNS2 Trust (the "Trust"), Grantee, the following described real property in the County of Riverside, California.

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

APN: 657250014

The beneficiary of the Trust is the record owner of the digital asset identified by ID #10191906041360247697 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet.

Test

Date: 08/09/2023

Name: Luke Test Sepolia

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 657250014

State of _____

County of _____

On _____ before me, _____ Notary Public, personally appeared Luke Test Sepolia, 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Seal)

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Exhibit A

Property Legal Description

THENCE NORTH ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 280 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE THEREOF A DISTANCE OF 60 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF A DISTANCE OF 280 FEET TO THE
SOUTH LINE THEREOF AND;
THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 60 FEET TO THE POINT OF
BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS GRANTED TO THE COUNTY OF RIVERSIDE, BY
A DEED RECORDED AUGUST 21, 1963 IN BOOK 3470 PAGE 40 OFFICIAL RECORDS,
DESCRIBED AS FOLLOWS:

PARCEL 1 - THE EASTERLY RECTANGULAR 33 FEET OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, EXCEPTING
THEREFROM THE EASTERLY 30 FEET, TOGETHER WITH THE NORTHERLY 55 FEET OF THE
EASTERLY 33 FEET.

PARCEL 2 - THE NORTHERLY RECTANGULAR 55 FEET OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, EXCEPTING
THEREFROM THE NORTHERLY 40 FEET THEREOF, TOGETHER WITH THE NORTHERLY 55 FEET
OF THE EASTERLY 30 FEET.

County of Riverside, State of California.

APN: 657250014.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “**Declaration**”) for the Fabrica HNRES2XBDXNS2 Trust (“**Trust**”) establishes notice of that certain Fabrica Trust Agreement dated as of August 10, 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 #10191906041360247697 (the “**Fabrica NFT**”) and connected to that certain smart contract (the “**Fabrica Smart Contract**”) running on Ethereum Sepolia Testnet (“**Ethereum**”) at the address 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any valid transfer of the Fabrica NFT 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 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://test-sepolia.fabrica.land/property/10191906041360247697>

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

Trustee

Test

Name: Luke Test Sepolia

Date: 08/09/2023