

Prepared by; After recording return to:  
Fabrica T8B5DDGXQ3X0 Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

Parcel ID No.: 13303

STATE OF Georgia  
COUNTY OF Washington

### LIMITED WARRANTY DEED

THIS INDENTURE is made on [Date] [Year], by and between **first b last**, an Individual (hereinafter called "Grantor"); and **Fabrica T8B5DDGXQ3X0 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 Washington 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 T8B5DDGXQ3X0 Trust is the record owner of the digital asset identified by ID #946148908602199975 (the "Fabrica NFT") in connection with the smart

contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Ethereum Sepolia Testnet, as described further in the attached Exhibit "B".

DEMO-NO-LEGAL-VALUE

[Signature Page Follows]

**DEMO-NO-LEGAL-VALUE**

**Exhibit A**

**Property Legal Description**

one two three test one two three test one two three test one two three test

County of Washington, State of Georgia.

APN: 13303.

DEMO-NO-LEGAL-VALUE

**Exhibit B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica T8B5DDGXQ3X0 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of April 2, 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 #946148908602199975 (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/946148908602199975>

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

**Trustee**

*Federico Filippo Romi*

Date: 04/02/2024

Name: first b last