Entry No 346563 Book: 123 Page: 456 Date: 11/09/2026 Time: 11:41:11 AM Pages: 4
Fee: 40 County: Cache State: UT Requesting Party: Fabrica Inc Recorder: = =

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica DGVVC1B7P6P66 Trust

When Recorded Mail Document and Tax Statements to:
Fabrica DGVVC1B7P6P66 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 205-14-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Agent Test, Grantor, hereby grants and conveys to Agent Test, Trustee of the Fabrica DGVVC1B7P6P66 Trust, and their successors in trust, Grantee, the following described real property in the County of Navajo, Arizona, and Grantor warrants the title against all persons whomsoever.

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

APN: 205-14-001

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 name and address of the Beneficiary of the Trust is Agent Test, c/o Fabrica DGVVC1B7P6P66 Trust, 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, who is the record owner of the digital asset identified by ID #7797901414146092131 (the "Property Token") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Sepolia Staging, and the trust or other agreement under which the Grantee is acting is that certain Fabrica Trust Agreement, dated as of November 9, 2026, as more fully described in the Declaration of Trust attached as Exhibit B.

Agent Test

Date: 11/09/2026

Name: Agent Test

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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): 205-14-001

State of
County of

On before me, Notary Public, personally appeared Agent Test, 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:

DEMO-NO-LEGAL-VALUE

Exhibit A

Property Legal Description

AGENT TEST ENG-4354: synthetic legal description for staging verification only, Navajo County AZ APN 205-14-001. Not a recordable legal description.

County of Navajo, State of Arizona.

APN: 205-14-001.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica DGVVC1B7P6P66 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 9, 2026 (the "Trust Agreement"). The trust property, the legal description of which is attached as Exhibit A (the "Property"), has been deeded into the Trust.

A digital asset with ID #7797901414146092131 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Staging (the "Blockchain Network") at the address 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD will be issued or has been issued following the recording of this Declaration. The holder(s) of the Property Token is/are the Beneficiary(ies) of the Trust, with the right to act as or nominate the Trustee(s).

Any valid transfer of the Property Token transfers the proportional beneficial ownership of the Trust and associated rights, as described further in the Trust Agreement. As per the Trust Agreement, transfers of the beneficial interest in the Trust, via transfer of the Property Token, also transfer the trustee position to the new holder of the Property Token, or to a nominee of that new holder.

The Trustee does not have the right to transfer any part of the title to the Property out of the Trust until instructed by the Beneficiary via an interaction with the Property Token known as "redemption." Until the Beneficiary has redeemed the Property Token, all operations performed on the Property Token must be accomplished via the Token Contract and confirmed by the Blockchain Network. Any operation performed on the Property before the Property Token has been redeemed will be invalid, as per the Trust Agreement. Individuals or entities that wish to interact with the Property without using the Property Token should first remove the Property from the Trust.

All records of the Trust, including ownership, interaction records, and current and amended versions of the Trust Agreement are maintained on the Blockchain Network and are publicly and perpetually available through the Token Contract.

The below URL was established at the time of the Trust creation to conveniently inspect and operate on the Trust and the underlying Property. The Token Contract can also be inspected and operated on using standard tools on the Blockchain Network, should the URL become temporarily or permanently unavailable:

https://test.fabrica.land/property/sepolia/7797901414146092131