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Stephanie Kees, Clerk and Recorder, Teller County, CO

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 6039118126576791280 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet. The agreement for the Fabrica AF7M3W437DQF0 Trust (the "Trust") under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of September 6, 2024, as may have been amended.

BARGAIN AND SALE DEED

The Terrain Inventory, LLC, a Nevada Limited Liability Company, Grantor, for the consideration of Ten and no/100 Dollars ($10.00), in hand paid, hereby sells and conveys to Fabrica AF7M3W437DQF0 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 Teller, State of Colorado, to wit:

The F.E. LODE MINING CLAIM, Mineral Survey No. 15583, EXCEPT that portion in conflict with the BUTCHER BOY LODE MINING CLAIM, Mineral Survey No. 9192, the MEMPHIS LODE MINING CLAIMS 1 thru 5, Mineral Survey No. 10505, the FORTUNE LODE MINING CLAIM, Mineral Survey No. 12003, the HEADLIGHT LODE MINING CLAIM, Mineral Survey No. 13525, and any part thereof lying in the NE 1/4 of Section 14, Township 15 South, Range 69 West of the 6th P.M., said mining claim being as defined and limited by it's patent, being in Section 11, Township 15 South, Range 69 West of the 6th P.M., County of Teller, State of Colorado.

assessor's schedule or parcel number: R0004230

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)

Justin Beck, Agent Date: 09/09/2024

Name: Justin Beck, Agent of The Terrain Project LLC, Manager, The Terrain Inventory, LLC

[Notary Acknowledgment to Follow]

BARGAIN AND SALE 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): R0004230

State of Nevada
County of Clark

On 09/09/2024 before me, Mark A Braddy Notary Public, personally appeared Justin Beck, Agent of The Terrain Project LLC, Manager, The Terrain Inventory, LLC, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Mark A Braddy
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22-6937-01
Expires January 7, 2026

Notarized remotely using audio-video communication technology via Proof.