Doc # 847228
3/7/2025 8:22 AM
Official Record
Requested by
CSC eRecording
Elko County - NV
D. Mike Smales - Recorder
Pg 1 of 5 Fee: $37.00
Recorded By: RWRIGHT

APNs: 00633B008

Recording Requested By:
Fabrica 1DPVZ17C9ZPYJ Trust

When Recorded Mail To and
Mail Tax Statements To:
Fabrica 1DPVZ17C9ZPYJ Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

GRANT BARGAIN AND SALE DEED

Ryndon A Ricks and Rebecca Ricks, as Husband and Wife as Joint Tenants, as grantor ("Grantor"), does hereby grant, bargain, sell, and convey unto Ryndon A Ricks, Trustee of the Fabrica 1DPVZ17C9ZPYJ Trust (the "Trust"), as grantee, all of their right title and interest in that certain real property located in the County of Elko, Nevada (hereinafter referred to as the "Property") described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, or otherwise associated with the Property, and any reversions, remainders, rents, issues or profits thereof, including, without limitation: easements, licenses, permits, development rights, extralateral rights, and air space rights, appurtenant to the Property.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #823524884499918313 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

[Signature page follows]

[Signature Page to Grant Bargain and Sale Deed]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the date hereinafter written.

Ryndon A Ricks

Date: 03/06/2025

Name: Ryndon A Ricks

Rebecca Ricks

Date: 03/06/2025

Name: Rebecca Ricks

GRANT 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): 00633B008

State of Virginia
County of Hampton

On 03/06/2025 before me, Dequan Winborne Notary Public, personally appeared Ryndon A Ricks, 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:
Dequan Winborne, Electronic Notary Public

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Dequan Winborne

REGISTRATION NUMBER
7940580
COMMISSION EXPIRES
June 30, 2025

Notarized remotely online using communication technology via Proof.

State of Texas
County of El Paso

On 03/06/2025 before me, Luther Martin Curtis Notary Public, personally appeared Rebecca Ricks, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Luther Martin Curtis

NOTARY PUBLIC · STATE OF TEXAS

Luther Martin Curtis

ID NUMBER
134471560
COMMISSION EXPIRES
July 20, 2027

Electronically signed and notarized online using the Proof platform.

Exhibit A
Property Legal Description

TOWNSHIP 36 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 3: E1/2SW1/4;

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances lying in and under said land as reserved by Strathearn Cattle Co., in deed recorded November 19, 1957, in Book 73, Page 38, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas or mineral rights, of any nature, which are owned by the grantor, or in which the grantor has any right, title or interest lying in and under said land as reserved by A. B. McKinley & Sons, Inc., a California corporation, in deed recorded June 14, 1960, in Book 4, Page 268, Official Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all petroleum, oil minerals and products derived therefrom lying in and under said land as reserved by W. W. Beacom and Marjorie L. Beacom, husband and wife, in deed recorded September 19, 1968, in Book 101, Page 257, Official Records of Elko County, Nevada.

County of Elko, State of Nevada.

APN: 00633B008.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 1DPVZ17C9ZPYJ Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 4, 2025 (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 #823524884499918313 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/823524884499918313