Entry #: 329231
07/05/2024 08:07 AM SPECIAL WARRANTY DEED
Page: 1 of 4
FEE: $40.00 BY: FABRICA INC
Talisha Johnson, Sanpete, Recorder

When Recorded Mail Document and Tax Statements to:
Fabrica VPFDH68WQFTTR Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 60057

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Terrain Inventory, LLC, a(n) Nevada Limited Liability Company, Grantor, in consideration of the sum of $10.00, the receipt whereof is hereby acknowledged, conveys and warrants against all claiming by, through or under Grantor, Justin Beck, and their successors in trust, Trustee of the Fabrica VPFDH68WQFTTR Trust (the "Trust") as may be amended, restated or modified, Grantee, whose address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, the following described real property in the County of Sanpete, Utah.

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

Title to such property is conveyed subject to all unpaid taxes for the current year, assessments, easements, declarations, covenants, restrictions, and all other matters of record.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #15969439480826033580 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Grantor has executed this Special Warranty Deed as of the date written below.

The Terrain Inventory, LLC

Justin Beck, Agent Date: 06/27/2024

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

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): 60057

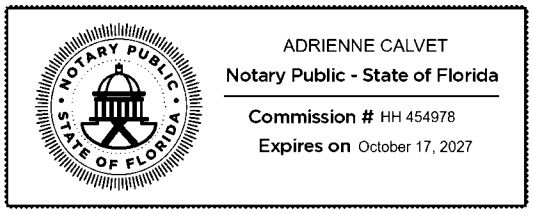
State of Florida
County of Broward

On 06/27/2024 before me, adrienne calvet 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 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: ACalvet



Notarized remotely online using communication technology via Proof.

Exhibit A

Property Legal Description

Lot 58, PHASE 1-B SKYLINE HEIGHTS SUBDIVISION, according to the Official Plat thereof on file and of Record in the Sanpete County Recorder's Office.

County of Sanpete, State of Utah.

APN: 60057.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica VPFDH68WQFTTR Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of June 25, 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 #15969439480826033580 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Property Token represents the controlling interest of the Trust. Any valid transfer of the Property Token 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 Property Token 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 Property Token:

https://fabrica.land/property/ethereum/15969439480826033580

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

Trustee

Justin Beck, Agent Date: 06/27/2024

Name: Justin Beck