

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEMO-NO-LEGAL-VALUE

SPECIAL WARRANTY DEED

STATE OF Texas

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Dallas

§

THAT Andy Test (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by Andy Test, Trustee, Fabrica EHXE1FJFW8MMJ Trust (variously, the "Grantee" and "Trust"), HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain tract or tracts of land in Dallas County, Texas (the "Land"), described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any improvements located thereon and any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, including, without limitation, Grantor's interest in any utilities, adjacent streets, alleys, strips, gores, and rights of way related to the Land, and Grantor's interest in all licenses and permits related to the Land (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID # 8393267963546970441 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd stored on the Sepolia Staging, as described further in the attached Declaration of Trust in Exhibit B.

Grantee's address is: 9450 SW Gemini Dr - PMB 89942, Beaverton, OR 97008-7105.

[Remainder of page intentionally left blank.]

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EXECUTED to be effective as of 03/19/2025 .

GRANTOR:

Andy Test

Date: 03/19/2025

Name: Andy Test

State of
County of

On before me, Notary Public, personally appeared Andy 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:

After Recording Return To:

Fabrica EHXE1FJFW8MMJ Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Test test test test tst

County of Dallas, State of Texas.

APN: 321017800D0240000.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica EHxE1FJFW8MMJ Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 19, 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 #8393267963546970441 (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/8393267963546970441>