Entry No 284735 Book: 123 Page: 456 Date: 02/21/2025 Time: 2:00:52 PM Pages: 5
Fee: 40 County: Cache State: UT Requesting Party: Fabrica Inc Recorder: = =

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
Fabrica 2C3SCZYWBDPJG Trust

When Recorded Mail Document and Tax Statements to:
Fabrica 2C3SCZYWBDPJG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 0151035

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)
The undersigned Grantor declares under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER
There is no Documentary transfer tax due. Documentary transfer tax is $0.
This is a Trust Transfer under Section 62(a)(2) of the Revenue and Taxation Code: Transfer from an individual or legal entity to a trust that results solely in a change in the method of holding title to the real property and in which proportional ownership interests of the transferors and transferees remain the same after the transfer.
In this conveyance, grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer, R & T 11925.

Dion Fmly Lvg Tr, a Unknown Living Trust, Grantor, hereby grants to the Fabrica 2C3SCZYWBDPJG Trust (the "Trust"), Grantee, the following described real property in the County of San Francisco, California.

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

APN: 0151035

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #137123008745959760 8 (the "Property Token") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Sepolia Local, as described further in the attached Exhibit B.

Tim Garthwaite

Date: 02/21/2025

Name: Daniel A Dion

Date:

Name: Jill A Ttee Dion

DEMO-NO-LEGAL-VALUE

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): 0151035

State of
County of

On before me, Notary Public, personally appeared Daniel A Dion, 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:
State of
County of

On before me, Notary Public, personally appeared Jill A Ttee Dion, 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

BEGINNING AT A POINT ON THE SOUTHERLY UNE OF GLOVER STREET, DISTANT THEREON 183 FEET AND 6 INCHES
WESTERLY FROM THE WESTERLY UNE OF JONES STREET; AND RUNNING THENCE WESTERLY ALONG SAID UNE OF
GLOVER STREET 23 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 60 FEET; THENCE AT A RIGHT ANGLE EASTERLY 23
FEET; THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET TO THE POINT OF BEGINNING.
BEGIN PORTION OF VARA BLOCK NO. 241.
APN: Lot 035, Block 0151

County of San Francisco, State of California.

APN: 0151035.

DEMO-NO-LEGAL-VALUE

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 2C3SCZYWBDPJG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of February 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 #1371230087459597608 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Sepolia Local (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:

http://soil.lvh.me:3000/property/sepolia/1371230087459597608