

DEMO-NO-LEGAL-VALUE

RECORDING AND RETURN TO:
Fabrica 95QJHY24G2CYM Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

THIS INSTRUMENT PREPARED BY:
FABRICA CLOSING SERVICES, LLC
1700 Montgomery St. Ste 108
San Francisco, CA 94111

Property Appraisers Parcel I.D. (Folio) Number(s):
23-10-26-0000-0253-0192

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

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.

This is a Trust Transfer to or from a revocable trust.

This conveyance transfers an interest into or out of a Living Trust.

Test Sepolia Testnet, an Individual, Grantor, hereby grants to the Fabrica 95QJHY24G2CYM Trust (the "Trust"), Grantee, the following described real property in the County of Putnam, Florida.

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

APN: 23-10-26-0000-0253-0192

The beneficiary of the Trust is the record owner of the digital asset identified by ID #5291493133949901290 (the "Fabrica NFT") in connection with the smart contract address at 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD running on Ethereum Sepolia Testnet, as described further in the attached Exhibit B.

HELLO

Date: 08/25/2023

Name: Test Sepolia Testnet

Witness Signature

Printed Name: _____

Witness Signature

Printed Name: _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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TRUST GRANT 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.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of online notarization, by Test Sepolia Testnet, who produced identification. Type of identification produced .

WITNESS my hand and official seal in the County and State last aforesaid this .

Notary Public

My Commission Expires:

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Exhibit A

Property Legal Description

test legal description test legal description test legal description test legal description test legal description

County of Putnam, State of Florida.

APN: 23-10-26-0000-0253-0192.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 95QJHY24G2CYM Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of August 23, 2023 (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 #5291493133949901290 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Sepolia Testnet ("**Ethereum**") at the address 0xb52ED2Dc8EBD49877De57De3f454Fd71b75bc1fD will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

A record of current and historical ownership of the Fabrica NFT 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 Fabrica NFT:

<https://test-sepolia.fabrica.land/property/5291493133949901290>

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

Trustee

HELLO

Name: Test Sepolia Testnet

Date: 08/25/2023