

APNs: 13427301006

DEMO-NO-LEGAL-VALUE

Recording Requested By:

Fabrica 6262WPPKE3NDC Trust

**When Recorded Mail To and
Mail Tax Statements To:**

Fabrica 6262WPPKE3NDC 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

bingo bongo llc, a(n) Arkansas Limited Liability Company, as grantor (“Grantor”), does hereby grant, bargain, sell, and convey unto the Fabrica 6262WPPKE3NDC Trust (the “Trust”), as grantee, all of their right title and interest in that certain real property located in the County of Clark, 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 #3498221978189359830 (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.

[Signature page follows]

[Signature Page to Grant Bargain and Sale Deed]

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

bingo bongo llc

Federico Filippo Romi

Date: 05/29/2024

Name: first b last, member, bingo bongo llc

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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): 13427301006

State of
County of

On before me, Notary Public, personally appeared first b last, member, bingo bongo 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

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Exhibit A
Property Legal Description

hello this is a test

County of Clark, State of Nevada.

APN: 13427301006.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica 6262WPPKE3NDC Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of May 29, 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 #3498221978189359830 (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 valid transfer of the Fabrica NFT 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 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/3498221978189359830>

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

Trustee

Federico Filippo Dami

Date: 05/29/2024

Name: first b last