

Upon recording, return to:
Fabrica NVKPP2RMNDARW Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

GRANT DEED

Key Quest LLC, a Montana Limited Liability Company, Grantor, in consideration of ten dollars paid, grants to Fabrica NVKPP2RMNDARW Trust (the "Trust"), Ryndon Ricks, Trustee, and his successors in trust, Grantee, all the real property situated in the County of Dawson, Montana, described as follows:

See **Exhibit A**, attached hereto.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #12603159777555207566 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached **Exhibit B**.

Witness my hand signed as of the date below.

Ryndon Ricks

Date: 04/25/2025

Name: Ryndon Ricks, Sole member, Key Quest LLC

Notary Block

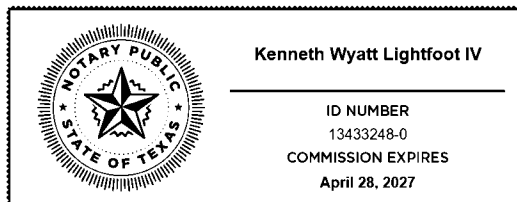
State of **Texas**
County of **Galveston**

On **04/25/2025** before me, **Kenneth Wyatt Lightfoot IV**, Notary Public, personally appeared **Ryndon Ricks**, Sole member, Key Quest 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 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 **Texas** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: **Kenneth Wyatt Lightfoot IV**



Electronically signed and notarized online using the Proof platform.

Exhibit A

Property Legal Description

LOT 13 OF BLOCK 149 OF KEAN'S FIRST ADDITION TO THE CITY OF GLENDIVE, MONTANA, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR DAWSON COUNTY, MONTANA.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

County of Dawson, State of Montana.

APN: 16261236204160000.

Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica NVKPP2RMNDARW Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of March 3, 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 #12603159777555207566 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Ethereum Mainnet (the “Blockchain Network”) at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/12603159777555207566>