

2025008427

RECORDING REQUESTED BY:
Fabrica TNG03EJREYQEE Trust

03/18/2025 09:09:24
Titles: 1 Pages: 5

Fees: \$109.00
Taxes: \$0.00
AMT PAID: \$109.00

When Recorded Mail Document and Tax
Statements to:
Fabrica TNG03EJREYQEE Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 418051027000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$0

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(X) unincorporated Area City of _____

() Survey Monument Preservation Fee

(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.

Federico Filippo Pomi, Grantor, hereby grants to the Fabrica TNG03EJREYQEE Trust (the "Trust"), Grantee, the following described real property in the County of Monterey, California.

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

APN: 418051027000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #15375291027702656743 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Federico Filippo Pomi

Date: 03/17/2025

Name: Federico Filippo Pomi

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

APN/Parcel ID(s): 418051027000

State of Florida
County of Broward

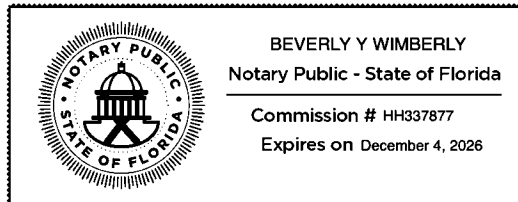
On 03/17/2025 before me, Beverly Y Wimberly Notary Public, personally appeared Federico Filippo Pomi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Beverly Y Wimberly



Notarized remotely online using communication technology via Proof.
Type of ID: DRIVER LICENSE

Exhibit A

Property Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Lot Numbered 13 in Block Numbered 2, as said Lot and Block are shown on that certain map entitled Map of Tract No. 426, Garapatos Highlands etc., filed March 2, 1963 in the office of the County Recorder of the County of Monterey, State of California in Volume 7 of "Cities and Towns" at page 84.

PARCEL II:

A non-exclusive easement for ingress and egress for a right of way over the land shown and designated "Private Right of Way A" on that certain map entitled Map of Tract No. 426, Garapatos Highlands etc., filed March 2, 1963 in the office of the County Recorder of the County of Monterey, State of California in Volume 7 of "Cities and Towns" at Page 84, as granted to Stanley Weiss and Celia Weiss, his wife, as Tenants in Common, as to an undivided $\frac{1}{2}$ interest and Sam P. Karas and Edith J. Karas, his wife, as Tenants in Common, as to an undivided $\frac{1}{2}$ interest, in Grant Deed recorded May 23, 1974 in Reel 914, at Page 961.

PARCEL III:

A non-exclusive easement for ingress and egress for a right of way for road and utility purposes over that certain 40 foot private right of way "A," as shown on the map hereinabove referred to, as granted to Clines H. Nielson and Virginia S. Nielson, his wife as joint tenants in Grant Deed recorded September 16, 1963 in Reel 227, at Page 313.

County of Monterey, State of California.

APN: 418051027000.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica TNG03EJREYQEE Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 17, 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 #15375291027702656743 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cb7a0df7ed85d82a472fd56d81ed550f3ea95 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/15375291027702656743>