

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 7349150110540179834 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet. The agreement for the Fabrica CQYPT5MBRMMQM Trust (the "Trust") under which Grantee is acting is that certain Agreement and Declaration of Trust, dated as of September 29, 2023, as may have been amended.

BARGAIN AND SALE DEED

CougarDAO LLC, a(n) Wyoming Limited Liability Company, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica CQYPT5MBRMMQM Trust (the "Trust"), Grantee, whose legal address is 9450 SW Gemini Dr PMB 89942 Beaverton, OR 97008-7105, all of Grantor's right, title, and interest in and to the following described real property situated in the County of Phillips, State of Colorado, to wit:

Township 8 North, Range 47 West of the 6th P.M., Phillips County, Colorado.
Section 3: SE1/4.

assessor's schedule or parcel number: 051503400014

with all its appurtenances, and subject to any encumbrances of record.

No documentary fee required pursuant to C.R.S. 39-13-102(2)(a)

Signed on: 10/02/2023

Nicholas J. Rishwain

Nicholas J. Rishwain, Member, CougarDAO LLC

[Notary Acknowledgment to Follow]

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): 051503400014

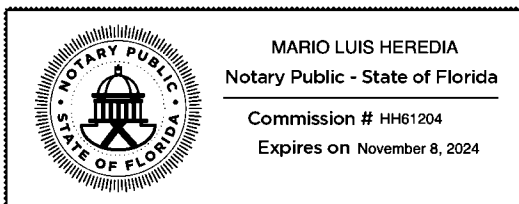
State of Florida
County of Miami Dade

On 10/02/2023 before me, Mario Luis Heredia Notary Public, personally appeared Nicholas J. Rishwain, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Produced ID: DRIVER LICENSE

Signature: 
Mario Luis Heredia Online Notary



Notarized online using audio-video communication