

When Recorded Mail Document and Tax
Statements to:

Fabrica 52KNNGC9TEDCC Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

Prepared by: Fabrica Closing Services, LLC
1700 Montgomery St. #108
San Francisco, CA 94111

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Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
03/20/2025 11:46AM

APN/Parcel ID(s): 400-09800-065-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

Madina Global Estates, Grantor, does hereby grant, bargain, and sell to the Fabrica 52KNNGC9TEDCC Trust (the "Trust"), Grantee, all right, title, interest and claim which Grantor has in and to the following described real property in the County of Garland, Arkansas.

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

APN: 400-09800-065-000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #2929409869915331270 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Nuri Madina

Date: 03/20/2025

Name: Nuri Madina II, Trustee, Madina Global Estates

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.

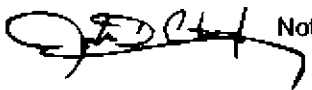
APN/Parcel ID(s): 400-09800-065-000

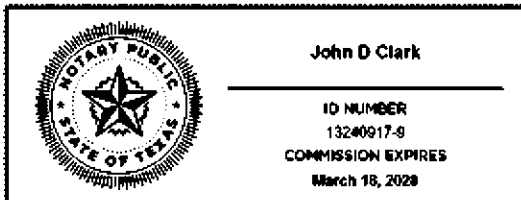
State of **Texas**
County of **Tarrant**

On **03/20/2025** before me, **John D Clark** Notary Public, personally appeared **Nuri Madina II, Trustee, Madina Global Estates**, 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:  Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

Exhibit A

Property Legal Description

**LOTS 19-21 Section: 9 Township: 03S Range: 19W Acreage: 0 Lot: Block: 8 City: HOT SPRINGS
Addition: CENTRAL AVENUE PARK SD: 61**

County of Garland, State of Arkansas.

APN: 400-09800-065-000.

Exhibit B**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica 52KNNGC9TEDCC Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 23, 2024 (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 #2929409869915331270 (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/2929409869915331270>



ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION
Arkansas Real Property Tax Affidavit of Compliance Form

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Grantee (Purchaser) Name Fabrica 52KNNGC9TEDCC Trust			Grantor (Seller) Name Madina Global Estates		
Grantee (Purchaser) Address 9450 SW Gemini Dr - PMB 89942			Grantor (Seller) Address 4850 S LAKE PARK AVE APT 1707		
City Beaverton	State Oregon	Zip Code 97008-7105	City Chicago	State IL	Zip Code 60615

Date of real property transfer (as reflected on the transfer instrument): 03/20/2025

Name of the county where the property is located: Garland

Amount of the full consideration for the transaction: \$0

☐ Tax is due: Value of the documentary stamps: _____

☐ No tax is due: Family or Gift or Consideration of \$100 or less

☒ No tax is due: Exemption (check one exemption below)

- ☐ Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.
- ☐ Any instrument given in writing to secure a debt.
- ☐ Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.
- ☐ Instruments conveying land sold for delinquent taxes.
- ☐ Instruments conveying leasehold interest in land only.
- ☐ Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.
- ☐ Instruments given by one party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- ☐ Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- ☐ Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- ☐ Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- ☐ Instruments conveying land between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- ☐ A beneficiary deed under ACA 18-12-608.
- ☒ Other (Explain): conveyance with no consideration and no change in ultimate beneficial ownership

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Nuri Madina II, Trustee, Madina Global Estates
(Print Name)

Nuri Madina
(Signature of Requestor)

03/20/2025
(Date)

Trans: 388850

Total Fees: \$35.00

Garland County, AR

I certify this instrument was Electronically filed
on 03/20/2025 11:46AM

in DEED Book 4737 Pages 0411 - 0416

Kristie Womble-Hughes - Circuit Clerk