

DEMO-NO-LEGAL-VALUE

RECORDING REQUESTED BY:
John Sepolia MX1CJ1D8A0W88 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica MX1CJ1D8A0W88 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 0605241100000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

(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.

John Sepolia Tester, Grantor, hereby grants to the Fabrica MX1CJ1D8A0W88 Trust (the "Trust"), Grantee, the following described real property in the County of San Bernardino, California.

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

APN: 0605241100000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #12052416578932717700 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production, as described further in the attached Exhibit B.

Demo Signer

Date: 11/13/2024

Name: John Sepolia Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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): 0605241100000

State of
County of

On before me, Notary Public, personally appeared John Sepolia Tester, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

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Exhibit A

Property Legal Description

LOT 58, TRACT NO. 4377, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
AS PER PLAT RECORDED IN BOOK 59 OF
MAPS, PAGE(S) 19 THROUGH 25, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON
SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND,
BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

County of San Bernardino, State of California.

APN: 0605241100000.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica MX1CJ1D8A0W88 Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of November 12, 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 #12052416578932717700 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Production (the “Blockchain Network”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd 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://testnets.fabrica.land/property/sepolia/12052416578932717700>