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11/20/2023 08:49 AM Total Pages: 2
Doc Fee: $0.00,Total Fees: $18.00
Stephanie Kees, Clerk and Recorder, Teller County, CO

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 162126850704320519 31 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet. The agreement for the Fabrica W3ZGEB2EC6HDP Trust (the "Trust") under which Grantee is acting is that certain Agreement and Declaration of Trust, dated as of November 16, 2023, as may have been amended.

BARGAIN AND SALE DEED

Terrain Inventory, LLC, a(n) Nevada Limited Liability Company, Grantor, for the consideration of Ten and no/100 Dollars ($10.00), in hand paid, hereby sells and conveys to Fabrica W3ZGEB2EC6HDP 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 Teller, State of Colorado, to wit:

Lot 15, Chateau West II.
Also known by street and number as 62 Chaparral Trail, Florissant, CO 80816.

assessor's schedule or parcel number: R0007576

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: 11/17/2023

Bryan Patrick McCarthy
Bryan Patrick McCarthy, Manager of The Terrain Project, LLC, Manager of Terrain Inventory, 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): R0007576

State of Texas
County of Dallas

On 11/17/2023 before me, Quazi Md Ziaul Hoque Notary Public, personally appeared Bryan Patrick McCarthy, 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Quazi Md Ziaul Hoque

NOTARY PUBLIC STATE OF TEXAS

Quazi Md Ziaul Hoque

ID NUMBER
132818593
COMMISSION EXPIRES
December 10, 2024

Notarized online using audio-video communication