

**FEE# 2023051396**

OFFICIAL RECORDS OF MOHAVE COUNTY  
LYDIA DURST, COUNTY RECORDER  
11/17/2023 08:09 AM Fee \$30.00  
PAGE: 1 of 4

RECORDING REQUESTED BY:  
Fabrica 7X9SN47PC1N5W Trust

When Recorded Mail Document and Tax  
Statements to:  
Fabrica 7X9SN47PC1N5W Trust  
9450 SW Gemini Dr  
PMB 89942  
Beaverton, OR 97008-7105

APN/Parcel ID(s): 314-67-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GENERAL WARRANTY DEED**

The Terrain Project, LLC, a(n) Nevada Limited Liability Company who took title as a Colorado Limited Liability Company, Grantor, hereby grants and conveys to the Fabrica 7X9SN47PC1N5W Trust, Grantee, the following described real property in the County of Mohave, Arizona.

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

**APN: 314-67-001**

This conveyance is exempt from the completion of an Affidavit of Property Value and filing fee based on exemption code A.R.S. 11-1134 B8.

Pursuant to the provisions of A.R.S. §33-404, it is hereby disclosed that the Beneficiary of the Trust is the record owner of the digital asset identified by ID #4563160794855926366 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as more fully described in the Declaration of Trust attached as **Exhibit B**.

Date: 11/16/2023

Signature: *Bryan Patrick McCarthy*

Name: Bryan Patrick McCarthy, Manager, The Terrain Project, LLC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GENERAL WARRANTY 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): 314-67-001

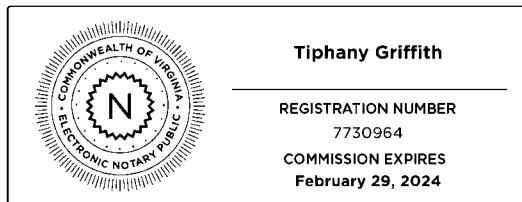
State of Virginia  
County of Hampton

On 11/16/2023 before me, Tiphany Griffith 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



Registration# 7730964 My Commission Expires 2/29/2024  
Notarized online using audio-video communication

**Exhibit A**

**Property Legal Description**

Parcel 845, as shown on Record of Survey Plat (Antelope Valley Ranch Unit A-1) recorded December 18, 1990 in Book 6 of Records of Surveys, Pages 97 through 97C, being a division of Section 17, Township 23 North, Range 10 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

County of Mohave, State of Arizona.

APN: 314-67-001.

**Exhibit B**

**Declaration of Trust**

This Declaration of Trust (this "Declaration") for the Fabrica 7X9SN47PC1N5W Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of November 16, 2023 (the "Agreement"). The trust property, the legal description of which is attached as Exhibit A (the "Trust Property"), has been deeded into the Trust.

A digital asset with ID #4563160794855926366 (the "Fabrica NFT") and connected to that certain smart contract (the "Fabrica Smart Contract") running on Ethereum Mainnet ("Ethereum") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 will be minted or has been minted following the execution of this Declaration. The Fabrica NFT represents the controlling interest of the Trust. Any transfer of the Fabrica NFT performs the function typically fulfilled via a transfer by deed.

A record of current and historical ownership of the Fabrica NFT is maintained on Ethereum and is publicly available. For convenience purposes only, this URL has been set up to display the Agreement and any subsequent amendments, as well as a chain of ownership of the Fabrica NFT:

<https://app.fabrica.land/property/4563160794855926366>

NOW I, in my official office of Trustee, execute this Declaration as of the date written below.

**Trustee**

*Bryan Patrick McCarthy*

Date: 11/16/2023

Name: Bryan Patrick McCarthy