

DEMO-NO-LEGAL-VALUE

NOTICE: The beneficial owner ("Beneficiary") of the Trust is the record owner of the digital asset identified by ID # 16905233473381094974 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Production. The agreement for the Fabrica XADQ8HNSXHB3W Trust (the "Trust") under which Grantee is acting is that certain Fabrica Trust Agreement, dated as of June 8, 2026, as may have been amended.

BARGAIN AND SALE DEED

Luke Tester, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Fabrica XADQ8HNSXHB3W 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 Douglas, State of Colorado, to wit:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO BEAR N 00°23'15"E WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO; THENCE N 00° 23' 59" E ALONG SAID WEST LINE A DISTANCE OF 300. 00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 23' 59" E ALONG SAID WEST LINE A DISTANCE OF 1072. 54 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S 88° 47' 04" E A DISTANCE OF 1311. 90 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S 01°18'12"W A DISTANCE OF 1387. 48 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N 88° 06' 57" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 DISTANCE OF 600. 28 FEET. THENCE S 03°22'108"W A DISTANCE OF 217. 80 FEET; THENCE N 88° 06' 57" W A DISTANCE OF 300. 00 FEET; THENCE N 03° 22' 08" E A DISTANCE OF 217. 80 FEET TO SAID SOUTH LINE; THENCE N 88° 06' 57" W ALONG SAID SOUTH LINE A DISTANCE OF 172. 20 FEET; THENCE N 00° 23' 59" E A DISTANCE OF 300. 00 FEET; THENCE N 88° 06' 57" W A DISTANCE OF 217. 80 FEET TO THE POINT OF BEGINNING;

COUNTY OF DOUGLAS,
STATE OF COLORADO.

assessor's schedule or parcel number: 250331000014

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)

Luke Tester

Date: 06/08/2026

Name: Luke Tester

[Notary Acknowledgment to Follow]

BARGAIN AND SALE DEED

(continued)

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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): 250331000014

State of

County of

On before me, Notary Public, personally appeared Luke 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: