Entry #: 325896
12/13/2023 03:23 PM SPECIAL WARRANTY DEED
Page: 1 of 4
FEE: $40.00 BY: FABRICA INC
Talisha Johnson, Sanpete, Recorder

When Recorded Mail Document and Tax Statements to:
Fabrica F957VXDT8PXTG Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 40339

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Terrain Project, LLC, a(n) Nevada Limited Liability Company, Grantor, in consideration of the sum of $10.00, the receipt whereof is hereby acknowledged, conveys and warrants against all claiming by, through or under Grantor, Bryan Patrick McCarthy, and their successors in trust, Trustee of the Fabrica F957VXDT8PXTG Trust (the "Trust") as may be amended, restated or modified, Grantee, whose address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, the following described real property in the County of Sanpete, Utah.

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

Title to such property is conveyed subject to all unpaid taxes for the current year, assessments, easements, declarations, covenants, restrictions, and all other matters of record.

The beneficiary of the Trust is the record owner of the digital asset identified by ID #8811994115249388456 (the "Fabrica NFT") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Grantor has executed this Special Warranty Deed as of the date written below.

Bryan Patrick McCarthy, Manager, The Terrain Project, LLC

Date: 12/13/2023

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

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): 40339

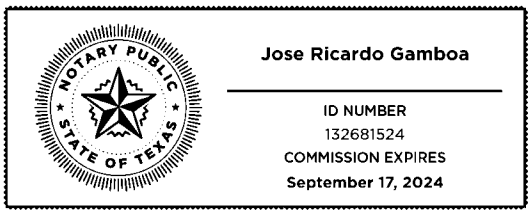
State of Texas
County of Hidalgo

On 12/13/2023 before me, Jose Ricardo Gamboa 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: Jose Ricardo Gamboa
Notary Public, State of Texas



Notarized online using audio-video communication

Exhibit A

Property Legal Description

LOT 384, Plat "D", HIDEAWAY VALLEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SANPETE COUNTY RECORDER'S OFFICE.

County of Sanpete, State of Utah.

APN: 40339.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica F957VXDT8PXTG Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of December 8, 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 #8811994115249388456 (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 valid transfer of the Fabrica NFT transfers the beneficial ownership of the Trust and associated rights, as described further in the Agreement.

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/8811994115249388456

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

Trustee

Bryan Patrick McCarthy Date: 12/13/2023

Name: Bryan Patrick McCarthy