



Doc # 2026122350

RECORDING REQUESTED BY:
Fabrica 86Z570KY1F7M0 Trust

When Recorded Mail Document and Tax
Statements to:
Federico F Pomi
1707 JONES ST
SAN FRANCISCO, CA 94109

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

10/6/2026	2:17:47 PM	Fees	\$23.00
Pages 4	Title 001 LGA	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$23.00

APN/Parcel ID(s): 0151010

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Property Address: 1707 JONES ST, SAN FRANCISCO, CA 94109

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.

Building Homes and Jobs Act fee: exempt under Government Code Section 27388.1(a)(2)(B). This document is recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Federico F Pomi, a married person, as their sole and separate property, Grantor, hereby grants to Federico F Pomi, Trustee of the Fabrica 86Z570KY1F7M0 Trust (the "Trust"), and their successors in trust, Grantee, the following described real property in the County of San Francisco, California.

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

APN: 0151010

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #4737315677965897536 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Date:

10/6/2020

Name: Federico F Pomi

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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): 0151010

State of California
County of San Francisco

On 10-4-26 before me, **R Leonard, Notary Public** Notary Public, personally appeared Federico F Pomi, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

R Leonard

R Leonard, Notary Public

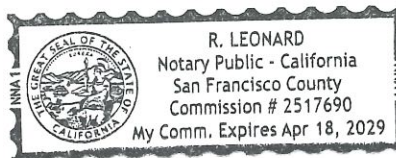


Exhibit A

Property Legal Description

BEGINNING AT A POINT ON THE WESTERLY LINE OF JONES STREET, DISTANT THEREON 20 FEET NORTHERLY FROM THE NORTHERLY LINE OF BROADWAY; RUNNING THENCE NORTHERLY ALONG SAID LINE OF JONES STREET 20, FEET; THENCE AT A RIGHT ANGLE WESTERLY 48 FEET AND 6 INCHES; THENCE AT A RIGHT. ANGLE SOUTHERLY 20 FEET; THENCE AT A RIGHT ANGLE EASTERLY 48 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PART OF 50 VARA BLOCK NO. 241

County of San Francisco, State of California.

APN: 0151010.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica 86Z570KY1F7M0 Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of October 6, 2026 (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 #4737315677965897536 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 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://fabrica.land/property/ethereum/4737315677965897536>