

This instrument prepared by:
FABRICA CLOSING SERVICES, LLC
1700 Montgomery St. Ste 108
San Francisco, CA 94111

Mail tax bills to:
Fabrica HTP7RA1P7RRTY Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

2025R02180
STATE OF ILLINOIS
MADISON COUNTY
01/23/2025 11:18 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 6

THIS TRANSFER IS EXEMPT UNDER 35 ILCS 200/31-45(c) — CONSIDERATION IS LESS THAN \$100.

QUIT CLAIM DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Grantor, Timothy J Smith, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and quit claim unto the Fabrica HTP7RA1P7RRTY Trust (the “Trust”), whose address is 9450 SW Gemini Dr PMB 89942, Beaverton, OR 97008-7105, all right, title and interest in the following described real estate situated in the County of Madison, the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #10280728561530581423 (the “Property Token”) in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of

198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors in trust.

IN WITNESS WHEREOF, the said GRANTOR has executed and delivered this Quit Claim Deed in Trust as of the date written below.



Date: 01/23/2025

Name: Timothy J Smith

QUIT CLAIM DEED IN TRUST
(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.

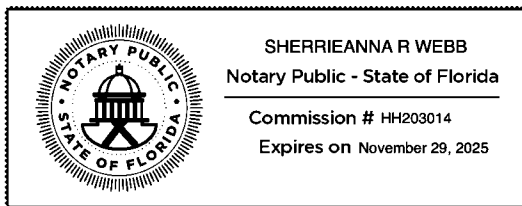
State of Florida
County of Orange County

On 01/23/2025 before me, Sherrieanna R Webb Notary Public, personally appeared Timothy J Smith, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  Timothy J Smith DRIVER LICENSE



Notarized remotely online using communication technology via Proof.

Exhibit A
Property Legal Description

Lot 10 in Block 7 Curdie Heights Subdivision, according to the Plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 11 Page 56.

County of Madison, State of Illinois.

PIN: 23-2-08-17-09-106-004.

Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica HTP7RA1P7RRTY Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of January 22, 2025 (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 #10280728561530581423 (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/10280728561530581423>

AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)

THIS IS A LEGAL DOCUMENT AND MUST BE FILED WITH EVERY RECORDED DEED.

Consult an attorney if you do not understand what you are signing.

Affiant is the Grantor or is the Grantor's authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(X) A. NOT A DIVISION OF LAND (parcel lines unchanged)

() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT;

- ___ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.
- ___ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.
- ___ 3. A sale or exchange of land between owners of adjoining and contiguous land.
- ___ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.
- ___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.
- ___ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.
- ___ 7. A conveyance made to correct a description in prior conveyance.
- ___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.
- ___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

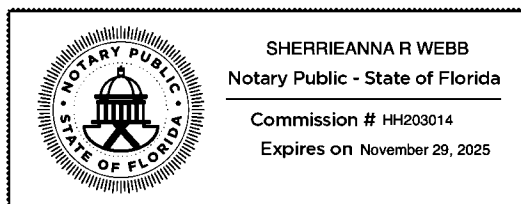
() C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME: Timothy J Smith SIGNATURE: 

DATE: 01/23/2025

Timothy J Smith DRIVER LICENSE
Subscribed and sworn to before me Sherrieanna R Webb on 01/23/2025
State of Florida, County of Orange County



Notarized remotely online using communication technology via Proof.