

2025008377

RECORDING REQUESTED BY:
Fabrica JMN0AS0ZHPR8Y Trust

03/18/2025 08:28:49
Titles: 1 Pages: 8

Fees: \$118.00
Taxes: \$0.00
AMT PAID: \$118.00

When Recorded Mail Document and Tax
Statements to:
Fabrica JMN0AS0ZHPR8Y Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 418051035000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUST GRANT DEED

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$0

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(X) unincorporated Area City of _____

() Survey Monument Preservation Fee

(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.

Federico Filippo Pomi, Grantor, hereby grants to the Fabrica JMN0AS0ZHPR8Y Trust (the "Trust"), Grantee, the following described real property in the County of Monterey, California.

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

APN: 418051035000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #10748409388257357967 (the "Property Token") in connection with the smart contract address at 0x5cbeb7a0df7ed85d82a472fd56d81ed550f3ea95 running on Ethereum Mainnet, as described further in the attached Exhibit B.

Federico Filippo Pomi

Date: 03/17/2025

Name: Federico Filippo 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): 418051035000

State of Florida
County of Broward

On 03/17/2025 before me, Beverly Y Wimberly Notary Public, personally appeared Federico Filippo 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.

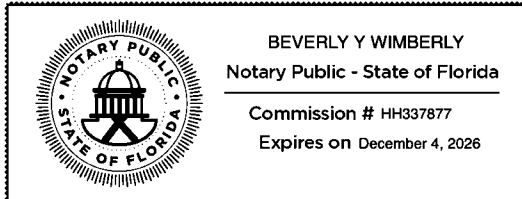
I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Beverly Y Wimberly

Beverly Y Wimberly



Notarized remotely online using communication technology via Proof.
Type of ID: DRIVER LICENSE

Exhibit A**Property Legal Description**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Lot Numbered 14 in Block Numbered 2, as said Lot and Block are shown on that certain map entitled, Tract No. 426, Map of Garapatos Highlands, a subdivision of a portion of the Northwest 1/4 of Section 4 in Township 18 South, Range 1 East, Mount Diablo Base and Meridian, Monterey County, California, etc. filed for record May 4, 1963 in Volume 7 of Maps, "Cities and Towns," at page 84, Monterey County Records.

PARCEL II:

A non-exclusive easement for ingress and egress for a right of way for utility purposes over a strip of land 10 feet in width lying East of the following described line:

Beginning at the Southwesterly corner of Lot Numbered 16 in Block Numbered 2, running thence N. 0° 55' 20" W., along the Westerly boundary line of said Lot Numbered 16 and the Northerly prolongation thereof, 1,595.00 feet more or less, to the center line of the Garapatos Creek as shown on said map, as granted to Clines H. Nielson and Virginia S. Nielson, his wife as joint tenants in Grant Deed recorded September 16, 1963 in Reel 227, at Page 313.

PARCEL III:

A non-exclusive easement for spring, collection and pumping facilities, and water pipelines in Section 4, Township 18 South, Range 1 East, Mount Diablo Base and Meridian, in the County of Monterey, State of California, in and upon a portion of that certain parcel of land described in deed from Arlene Allan to Patrick J. Allan and Arlene H. Allan, dated July 12, 1977 and recorded July 14, 1977 in Reel 1163 of Official Records of said county at Page 226, said portion being particularly described as follows:

Beginning at a point on course numbered (12) of the boundary of Parcel I described in said deed distant N. 86° 49' E., 253.47 feet from the Westerly terminus of said course, from which point of beginning a spike in south side of a 36" redwood tree approximately three feet above ground level bears N. 63° 00' W., 16.15 feet and a nail about one foot above ground in a granite rock face at source of spring, bears N. 0° 55' W. 9.64 feet; thence, leaving said boundary:

(1) S. 53° 30' W., at 11.3 feet a spike about 2.5 feet above ground level in north face of a 60' redwood tree, a total distance of 27.75 feet; thence

(2) S. 72° 00' W., 88.63 feet; thence

(3) N. 18° 00' W., 20.00 feet; thence

(4) N. 72° 00' E., 72.63 feet, to said course numbered (12) of said boundary; thence, along said boundary

(5) N. 86° 49' E., 43.77 feet to the point of beginning, as granted to William E. Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1193.

PARCEL IV:

A non-exclusive easement for ingress and egress for road purposes in Section 4, Township 18 South, Range 1 East, Mount Diablo Base and Meridian, in the County of Monterey, State of California, over a

portion of that certain parcel of land described in deed from Arlene Allan to Patrick J. Allan and Arlene H. Allan, dated July 12, 1977 and recorded July 14, 1977 in Reel 1163 of Official Records of said county at Page 226, said portion being a strip of land 60 feet wide lying 30 feet on each side of the following described line:

Beginning at a point on course numbered (8) of the boundary of Parcel I described in said deed distant N. 86° 49' E., 280.00 feet from the westerly terminus of said course; thence

(1) N. 19° 00' W., 161.00 feet; thence

(2) N. 47° 00' W., 135.00 feet; thence

(3) N. 45° 00' E., 146.5 feet, to a point on course numbered (12) of said boundary, distant N. 86° 49' E., 551.20 feet from the westerly terminus of said course numbered (12), as granted to William E.

Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1193.

PARCEL V:

A non-exclusive easement for facilities appurtenant to an adjacent spring and pipeline easement in Section 4, Township 18 South, Range 1 East, Mount Diablo Base and Meridian in the County of Monterey, State of California, in and upon a portion of that certain parcel of land described in deed from Arlene Allan to Patrick J. Allan and Arlene H. Allan, dated July 12, 1977 and recorded July 14, 1977 in Reel 1163 of Official Records of said county at Page 226, said portion being particularly described as follows:

Beginning at a point on course numbered (12) of the boundary of Parcel I described in said deed distant N. 86° 49' E., 209.70 feet from the westerly terminus of said course, said point of beginning being the angle point connecting courses (4) and (5) of the boundary of the spring and pipeline easement above described; thence

(1) S. 72° 00' W., along said course (4), 72.63 feet to the westerly terminus of said course; thence, leaving said easement boundary

(2) N. 18° 00' W., 19.21 feet, to the northerly boundary of said Parcel I; thence

(3) N. 86° 49' E., along said northerly boundary, 71.54 feet, to the point of beginning, as granted to William E. Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1193.

PARCEL VI:

A non-exclusive easement for ingress and egress for a right of way for road and utilities purposes over a strip of land 50 feet wide lying 25 feet on each side of the following described line:

Beginning at a point on course numbered (4) of the boundary of the above described Parcel I, set forth in the deed to Patrick J. Allan, et ux, recorded July 14, 1977, in Reel 1163 of Official Records, at Page 226, said point lying N. 47° 30' E., 175.0 feet from the southwesterly terminus of said course numbered (4); thence

(1) West 166.0 feet; thence

(2) N. 30° 21' W., 75.6 feet; thence

(3) S. 86° 00' W., 98.3 feet to intersection with a line drawn parallel with the northeasterly boundary of the 2.654 acre parcel shown on said map and 25 feet distant therefrom, measured at right angles northeasterly; thence

(4) N. 50° 15' W., along said line 108.2 feet to intersection with a line drawn parallel with the easterly boundary of the 2.565 acre parcel shown on said map and 25 feet distant therefrom, measured at right angles easterly; thence

(5) N. 19° 30' E., along said line and the northerly prolongation thereof, a distance of 76.6 feet to a point hereby designated Point "Y" for reference hereinafter; thence

- (6) N. 45° 15' E., 119.3 feet; thence
- (7) S. 45° 40' E., 60.0 feet, to intersection with the southwesterly prolongation of a line drawn parallel with course numbered (7) of the boundary of the above described Parcel I and 25 feet northwesterly therefrom, measured at right angles; thence
- (8) N. 32° 00' E., along said prolongation and said line 411.3 feet to intersection with a line drawn parallel with course numbered (8) of the boundary of the above described Parcel I and 25 feet southerly therefrom, measured at right angles; thence
- (9) S. 86° 49' W., along said line, a distance of 268.7 feet; thence
- (10) S. 15° 11' E., 160.8 feet; thence
- (11) S. 14° 13' W., 141.1 feet to the northeasterly terminus of course numbered (6) of the centerline of the 50 foot right of way here being described, said course being above stated as "N. 45° 15' E., 119.3 feet," as granted to William E. Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1181.

PARCEL VII:

A non-exclusive easement for ingress and egress for a right of way for road and utilities purposes over a strip of land 50 feet wide lying 25 feet on each side of the following described line:

Beginning at said Point "Y" hereinabove designated for reference and running thence

- (1) N. 84° 16' 15" W., 66.3 feet to a point on course numbered (9) of the boundary of the Parcel I set forth in the deed to Patrick J. Allan, et ux, recorded July 14, 1977, in Reel 1163 of Official Records, at Page 226, distant thereon N. 15° 11' W., 26.8 feet from the southerly terminus thereof, as granted to William E. Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1181.

PARCEL VIII:

A non-exclusive easement for ingress and egress for a right of way for road and utilities purposes over the following described parcel of land:

Beginning at a point of curvature of the Northeasterly line of the Palo Colorado County Road which point lies an arc distance of 86.04 feet Northwesterly along a curve concave to the Southwest and having a radius of 170 feet, from Corner No. 4 as said road, said road line, said curve or radius of 170 feet, and said Corner No. 4 are shown and so designated on that certain Record of Survey Map filed March 16, 1955 in Volume 5 of Surveys at Page 22, records of Monterey County, California; thence

- (1) N. 49° 00' W., along said road line, 168.00 feet to a 3" x 3" post at the most Southerly corner of the well parcel shown in Detail "C" on said map; thence, leaving said road line and following the Easterly boundary of said well parcel and of the 2.654 acre parcel shown on said map
- (2) N. 14° 02' E., 109.14 feet, to a 3" x 3" post; thence
- (3) N. 48° 51' 30" E., 105.77 feet; thence, leaving the boundary of said 2.654 acre parcel
- (4) N. 74° 12' E., 265.49 feet; thence
- (5) N. 80° 48' E., 171.76 feet; thence
- (6) N. 43° 30' W., 197.07 feet; thence
- (7) West, 16.55 feet to a point which bears N. 47° 30' E., 138.00 feet from the 3" x 3" post marking the most easterly corner of said 2.654 acre parcel shown on said map; thence
- (8) N. 47° 30' E., 62.00 feet; thence
- (9) S. 43° 30' 30" E., 302.02 feet to the northerly boundary of the 2.827 acre parcel shown on said map; thence along said boundary
- (10) S. 80° 48' W., 263.64 feet, to a 3" x 3" post; thence
- (11) S. 74° 12' W., 233.95 feet; thence
- (12) S. 46° 17' W., 86.96 feet; thence

(13) S. 20° 21' 15" W., 63.25 feet; thence

(14) S. 27° 06' E., 141.49 feet, to the point of beginning, being a portion of that certain parcel of land described in Order Confirming Sale of Property, Superior Court of the State of California for the County of Monterey, dated November 15, 1967 and recorded November 15, 1967 in Reel 531 of Official Records of Monterey County at Page 344, and as granted to William E. Daugherty, an unmarried man and Sylvia Nickerson, an unmarried woman, as joint tenants in Grant Deed recorded April 19, 1983 in Reel 1626, at Page 1181.

APN: 418-051-035-000

County of Monterey, State of California.

APN: 418051035000.

Exhibit B

Declaration of Trust

This Declaration of Trust (this "Declaration") for the Fabrica JMNOASOZHPR8Y Trust ("Trust") establishes notice of that certain Fabrica Trust Agreement dated as of March 17, 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 #10748409388257357967 (the "Property Token") and connected to that certain smart contract (the "Token Contract") running on Ethereum Mainnet (the "Blockchain Network") at the address 0x5cb7a0df7ed85d82a472fd56d81ed550f3ea95 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/10748409388257357967>