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RECORDING REQUESTED BY:
Fabrica Z544Z1NF4CT28 Trust

When Recorded Mail Document and Tax
Statements to:
Fabrica Z544Z1NF4CT28 Trust
9450 SW Gemini Dr
PMB 89942
Beaverton, OR 97008-7105

APN/Parcel ID(s): 041-610-002-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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.

Andy Tester, Grantor, hereby grants to the Fabrica Z544Z1NF4CT28 Trust (the "Trust"), Grantee, the following described real property in the County of Butte, California.

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

APN: 041-610-002-000

The Beneficiary of the Trust is the record owner of the digital asset identified by ID #17962694553649755172 (the "Property Token") in connection with the smart contract address at 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd running on Sepolia Staging, as described further in the attached Exhibit B.

Andy Tester

Date: 03/17/2026

Name: Andy Tester

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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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.

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State of
County of

On before me, Notary Public, personally appeared Andy 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:

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Exhibit A

Property Legal Description

PARCEL I:

PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 27, 1996, IN BOOK 139 OF MAPS, AT PAGE(S) 43, 44, 45, 46 AND 47.

A CERTIFICATE OF CORRECTION RECORDED MARCH 5, 1996, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-8249.

PARCEL II:

A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITIES OVER WILLIAMS ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 27, 1996, IN BOOK 139 OF MAPS, AT PAGE(S) 43, 44, 45, 46 AND 47.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED HEREIN.

PARCEL III:

A 60 FOOT NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WHICH TRAVERSES PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 21 NORTH, RANGE 3 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE CENTERLINE OF THAT CERTAIN BUTTE COUNTY ROADWAY KNOWN AS WILLIAMS ROAD AND SAID POINT BEING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 3 EAST, M.D.B. & M., AND CONTINUED PARCEL III: CONTINUED MARKED BY A 1 1/2 INCH GALVANIZED IRON PIPE SET IN CONCRETE FLUSH WITH THE GROUND AND IDENTIFIED BY A BRASS PLUG STAMPED LS 2780 AND ALSO BEING THE CENTERLINE OF AN EXISTING ROADWAY KNOWN AS THE "OLD STAGE ROAD", AND REFERRED TO IN THAT CERTAIN DEED FROM REINETTE CLARK PORTER TO W. C. CANNELL WHICH WAS RECORDED MARCH 4, 1966, IN BOOK 1416, PAGE 660, OFFICIAL RECORDS; THENCE ALONG THE

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CENTERLINE OF SAID "OLD STAGE ROAD", NORTH 0 DEG. 34' 34" EAST FOR 105.17 FEET; THENCE NORTH 10 DEG. 08' 46" WEST FOR 106.84 FEET TO AN ANGLE POINT IN SAID "OLD STAGE ROAD"; THENCE LEAVING THE CENTERLINE OF SAID "OLD STAGE ROAD", AND CONTINUING NORTH 50 DEG. 08' 46" WEST FOR 189.54 FEET; THENCE NORTH 17 DEG. 45' 18" WEST FOR 383.83 FEET; THENCE NORTH 0 DEG. 49' 02" WEST FOR 238.99 FEET TO THE BEGINNING OF A 100 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE FOLLOWING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEG. 13' 04" FOR AN ARC DISTANCE OF 54.49 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE, NORTH 32 DEG. 12' 06" WEST FOR 58.89 FEET TO THE BEGINNING OF A 100 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE FOLLOWING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEG. 52' 02" FOR AN ARC DISTANCE OF 132.41 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE, NORTH 43 DEG. 39' 54" EAST FOR 372.56 FEET; THENCE NORTH 26 DEG. 23' 04" EAST FOR 250.04 FEET TO A POINT LOCATED 30 FEET WESTERLY OF THE EASTERLY BOUNDARY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20; THENCE PARALLEL TO AND 30 FEET WESTERLY OF SAID BOUNDARY LINE, NORTH 0 DEG. 34' 34" EAST FOR 247.26 FEET; THENCE NORTH 18 DEG. 02' 01" EAST FOR 100. 00 FEET TO A POINT IN SAID EASTERLY BOUNDARY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20; THENCE FOLLOWING ALONG SAID BOUNDARY LINE, NORTH 0 DEG. 34' 34" EAST FOR 668.70 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20; THENCE FOLLOWING ALONG THE EASTERLY BOUNDARY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, NORTH 0 DEG. 00' 13" EAST FOR 785.04 FEET TO THE INTERSECT WITH THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY DEED FROM ROBERT G. AND SARA W. WATERHOUSE TO ROBERT R. LATCHFORD AND MICHAEL STRIEBY, DATED MARCH 20, 1967 AND RECORDED IN BOOK 1464, PAGE 308, OFFICIAL RECORDS AND BEING THE END OF SAID DESCRIBED CENTERLINE.

PARCEL IV:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES, 30 FEET IN WIDTH AND 60 FEET IN LENGTH, LYING WESTERLY OF, CONTIGUOUS WITH AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 17, 16, 20 AND 21, TOWNSHIP 21 NORTH, RANGE 3 EAST, M.D.B. & M.; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 17 TO THE EAST 1/16 CORNER OF SECTIONS 17 AND 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF

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SECTION 17; THENCE NORTHERLY 785.04 FEET ALONG THE EASTERLY LINE OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING FOR THIS EASEMENT; THENCE NORTHERLY ALONG SAID EASTERLY LINE 60 FEET TO THE END OF THIS EASEMENT.

PARCEL V:

A RIGHT OF WAY OVER AND ALONG A STRIP OF LAND 30 FEET IN WIDTH, THE WEST LINE THEREOF BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 3 EAST, M.D.B. & M.

SAID LAND BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 21 NORTH, RANGE 3 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTIONS 9 AND 16, A DISTANCE OF 6600 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1320 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1640 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 16 TO A POINT THAT IS 1211.1 FEET DUE EAST OF THE WEST LINE OF SAID SECTION 16; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SECTIONS 9 AND 16, A DISTANCE OF 8240 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 9; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 4068.9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL VI:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3, AS SHOWN ON THAT CERTAIN

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PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK 117 OF MAPS, AT PAGE(S) 36; THENCE ALONG THE WEST LINE OF SAID PARCEL 3 NORTH 00 DEG. 04' 44" EAST 236.01 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EASEMENT; THENCE NORTH 25 DEG. 47' 02" WEST 130.39 FEET; THENCE NORTH 00 DEG. 10' 48" EAST 129.93 FEET; THENCE NORTH 22 DEG. 11' 09" EAST 150.53 FEET TO A POINT ON THE WEST LINE OF PARCEL 4 OF SAID PARCEL MAP AND THE END OF THIS EASEMENT.

County of Butte, State of California.

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Exhibit B

Declaration of Trust

This Declaration of Trust (this “Declaration”) for the Fabrica Z544Z1NF4CT28 Trust (“Trust”) establishes notice of that certain Fabrica Trust Agreement dated as of March 17, 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 #17962694553649755172 (the “Property Token”) and connected to that certain smart contract (the “Token Contract”) running on Sepolia Staging (the “Blockchain Network”) at the address 0xb52ed2dc8ebd49877de57de3f454fd71b75bc1fd 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://test.fabrica.land/property/sepolia/17962694553649755172>