

FIRST AMERICAN TITLE COMPANY
OF NAPA



2006-0044662

Order No. 00128116-AVC-3
am-11/28/06

Recorded | REC FEE 13.00
Official Records | TAX 1760.00
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Cou
| EV
08:00AM 21-Dec-2006 | Page 1 of 3

WHEN RECORDED MAIL TO

Name YOUNTVILLE VINEYARDS LLC
Street Address 1291 ZINFANDEL LANE
City, State, Zip ST HELENA CA 94574

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION GRANT DEED

APN(S) PTN 031-120-010 & 031-130-026

ADJUSTED PARCEL ONE
THE UNDERSIGNED GRANTOR(S) DECLARE(S)
Documentary Transfer Tax is \$1,760.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FIRST AMERICAN TITLE COMPANY OF NAPA, a corporation organized and existing under the laws of the State of California, does hereby GRANT to

YOUNTVILLE VINEYARDS, LLC, a California limited liability company

the following real property in the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a Lot Line Adjustment pursuant to California Government Code Section 66412(d) and local subdivision ordinances.

Dated: December 12, 2006

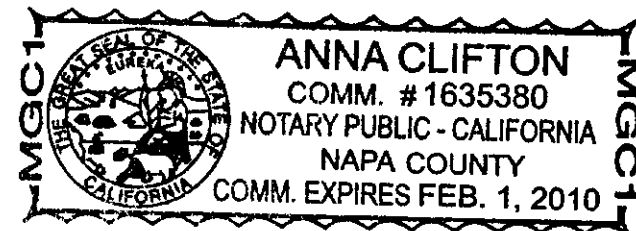
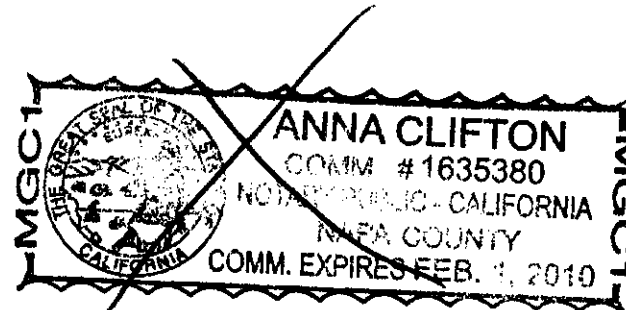
FIRST AMERICAN TITLE COMPANY OF NAPA,
a California corporation

By: [Signature]
LARRY S. FRATTINI, Vice President

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)
On 12-18-06, before me,
Anna Clifton, Notary
Public, personally appeared LARRY S. FRATTINI
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

PARCEL ONE:

Commencing at the most eastern corner of Parcel B as shown on Map Number 2907 recorded July 12, 1977 in Book 8 of Parcel Maps at page 99 in the Napa County Recorder's Office; thence along the northern boundary of said Parcel B North 59°51'41" West 533.55 feet to the TRUE POINT OF BEGINNING; thence leaving the northern boundary of said Parcel B North 30°04'22" West 617.55 feet; thence North 88°56'32" West 206.95 feet to a point on the west top of bank of a small creek; thence along the west top of bank of said small creek North 33°54'06" West 193.11 feet, North 12°30'06" West 60.11 feet, North 36°46'01" West 53.09 feet, North 14°04'23" West 108.37 feet, North 2°04'30" West 53.72 feet, North 33°50'03" East 70.70 feet and North 30°26'46" East 107.28 feet to the original southeast right of way line of the 30 foot wide Yount Mill Road; thence along said original southeast right of way line of Yount Mill Road South 55°45'17" West 544.29 feet to the northeast right of way line of State Highway 29; thence along the northeast right of way line of State Highway 29 South 30°10'45" East 13.33 feet, along the arc of a non tangent curve to the left the center of which bears South 30°10'45" East having a radius of 40.00 feet through a central angle of 74°34'20" an arc length of 52.06 feet, South 14°45'05" East 269.38 feet and South 30°04'22" East 712.69 feet; thence leaving the northeast right of way line of State Highway 29 North 60°01'00" East 252.32 feet to the northwest corner of the tract of land sold to the Yountville Vineyards LLC recorded in Document Number 2006-0018410 on May 25, 2006 in the Napa County Recorder's Office; thence along the boundary of the tract of land sold to said Yountville Vineyards LLC South 0°52'34" West 57.56 feet, South 6°17'52" East 69.85 feet, South 18°45'46" West 42.08 feet, South 6°13'44" West 10.99 feet, North 60°01'00" East 256.63 feet, South 59°51'41" East 205.07 feet, North 18°45'46" East 44.46 feet, North 6°17'52" West 69.86 feet and North 0°52'34" East 57.56 feet to the northern boundary of said Parcel B; thence along the northern boundary of said Parcel B South 59°51'41" East 25.16 feet to the true point of beginning.

Containing 14.00 acres net

PARCEL TWO:

A Right of Way for road and utility purposes in a continuous strip, 40 feet in width, lying 20 feet on each side of the following centerline:

BEGINNING on the easterly Right of Way line of State Highway No. 29 at the westerly terminus of Course No. 1 as the same is shown in Book 8 of Parcel Maps at page 99 on file in the office of the Napa County Recorder; thence up the center of the 40 foot Right of Way shown on said Map, North 62° 06' 45" East 172.65 feet, North 58° 03' 30" East 107.24 feet and North 15° 16' 45" East 140.26 feet; thence North 0° 18' 28" East 201.91 feet; thence North 9° 05' 01" East 59.06 feet to the southeast line of Parcel One, as contained in the document recorded July 15, 1987 in Book 1528 at page 8 of Official Records of Napa County.

END OF DOCUMENT

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EXHIBIT "A" (continued)

PARCEL THREE:

A non-exclusive easement, twenty feet in width, for ingress, egress, utilities and incidental purposes, more particularly described as follows:

Commencing at the most eastern corner of Parcel B as shown on Map Number 2907 recorded July 12, 1977 in Book 8 of Parcel Maps at page 99 in the Napa County Recorder's Office, said eastern corner of Parcel B also being the most southern corner of the tract of land sold to the Jones Trust recorded in Document Number 1999-0031080 on October 1, 1999 in the Napa County Recorder's Office; thence along the southwest line of the tract of land sold to said Jones Trust North 28°15'26" West 1725.20 feet to the most western corner of said Jones Trust, said most western corner being a point on the original southeast right of way line of the 30 foot wide Yount Mill Road and also being the TRUE POINT OF BEGINNING; thence along said original southeast right of way line of Yount Mill Road South 60°28'28" West 20.00 feet; thence leaving said original southeast right of way line of Yount Mill Road South 28°15'26" East 365.71 feet; thence South 4°14'46" East 150.61 feet; thence South 10°15'04" East 155.93 feet; thence South 61°13'50" West 169.69 feet; thence South 30°04'22" East 20.00 feet; thence North 61°13'50" East 183.63 feet; thence North 10°15'04" West 169.27 feet; thence North 4°14'46" West 153.81 feet to the southwest line of the tract of land sold to said Jones Trust; thence along the southwest line of the tract of land sold to said Jones Trust North 28°15'26" West 370.41 feet to the true point of beginning.

PARCEL FOUR:

A non-exclusive easement for ingress, egress, and the use and maintenance of an existing well over the following described property:

Commencing at the most eastern corner of Parcel B as shown on Map Number 2907 recorded July 12, 1977 in Book 8 of Parcel Maps at page 99 in the Napa County Recorder's Office; thence along the northern boundary of said Parcel B North 59°51'41" West 533.55 feet; thence leaving the northern boundary of said Parcel B North 30°04'22" West 512.74 feet to the TRUE POINT OF BEGINNING; thence North 59°55'38" East 12.46 feet; thence North 30°04'22" West 20.00 feet; thence South 59°55'38" West 12.46 feet; thence South 30°04'22" East 20.00 feet to the true point of beginning.

The consolidation of underlying lots, parcels, or portions thereof as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code.