

Recording Requested By: )  
 )  
 )  
 When Recorded Return To: ) SAMPLE PURCHASER GRANT  
 ) DEED  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 Mail Tax Statements To: )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )

(The area above is reserved for recorder's use)

**GRANT DEED**  
**(The Orchard at Carneros)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CARNEROS COTTAGES, LLC, a California limited liability company ("Grantor"), hereby GRANTS to \_\_\_\_\_  
 \_\_\_\_\_, the following described real property in the County of Napa, State of California:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated: \_\_\_\_\_ "GRANTOR"

CARNEROS COTTAGES, LLC,  
 a California limited liability company

By: CARNEROS HOLDINGS, LLC,  
 a California limited liability company,  
 Its Manager

By: THE RONALD FAMILY TRUST A,  
 a family trust created under Nevada law,  
 Its Manager

By: NEWSOM INVESTMENTS, Ltd.,  
 a Nevada corporation  
 Its Trustee

By: \_\_\_\_\_  
 (Trustee Signature)  
 Name: William A. Newsom  
 Its: President

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2007 before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public

Exhibit "A"  
to the Grant Deed  
The Orchard at Carneros

Legal Description

A Timeshare Estate, as defined in California Business and Professions Code Section 11212, being composed of Parcels A and B and identified as Fractional Interest Number \_\_\_\_\_.

**PARCEL A:** An undivided 1/170th interest in the following described Parcels 1 and 2:

**Parcel 1:** The land referred to in this report is situated in the unincorporated area of the County of Napa, State of California, and is described as follows: BEGINNING at the most northern corner of Parcel One of Tract One as described in the Deed from 452 First Street East, a Limited Partnership to Caneros Inn, LLC, a California Limited Liability Company, filed on May 20, 1998 under Series Number 1998-013761 Napa County Records, said corner also being the ½ rebar tagged LS 6436 marking the most western corner of the Lands of Zopfi as shown on that certain Record of Survey filed on July 26, 1991 in Book 28 of Surveys at Page 19, Napa County Records; thence along the northwestern line of said Parcel One South 49°24'46" West (North 49°30' East per 1998-013761) 379.78 feet; thence leaving said northwestern line South 40°35'14" East 27.00 feet; thence North 49°24'46" East 28.50 feet; thence South 40°35'14" East 37.00 feet; thence South 49°24'46" West 22.00 feet; thence South 40°35'14" East 104.88 feet; thence North 49°24'46" East 129.75 feet; thence South 40°35'14" East 281.40 feet; thence North 49°24'46" East 193.82 feet to the southwestern line of said Lands of Zopfi; thence along said southwestern line North 34°17'17" West (South 38 ½° East per 1998-013761) 453.02 feet to the POINT OF BEGINNING (the "**Property**").

**Parcel 2:** Non-exclusive easements for ingress, egress, use and enjoyment in and to the Property, subject to the provisions of that certain Reciprocal Easement and Road Maintenance Agreement recorded on \_\_\_\_\_, 2007 as Instrument No. 2007-\_\_\_\_\_, in the Office of the County Recorder of Napa County, as amended (the "**Road Easement**").

**EXCEPTING FROM SAID PARCEL A,** the exclusive right to use and occupy said Parcel A during all "Use Periods" and "Maintenance Periods" (as the quoted terms are defined in that certain Declaration of Covenants, Conditions And Restrictions For The Orchard at Carneros recorded on \_\_\_\_\_, 2007 as Instrument No. 2007-\_\_\_\_\_, in the Office of the County Recorder of Napa County, as amended from time to time (the "Declaration") ).

**ALSO EXCEPTING FROM SAID PARCEL A,** all those certain easements referred to in the Declaration, together with the right to grant said easements to others.

**PARCEL B:** The exclusive right and easement to reserve, use and occupy, as an "Owner" of a "Fractional Interest," an Assigned Cottage, as more particularly described in and subject to the provisions of the Declaration, including, without limitation, Section 2.1 of the Declaration, and the Rules and Regulations for The Orchard at Carneros (as the capitalized/quoted terms are defined in the Declaration).

SUBJECT TO non-delinquent real property taxes and assessments for the current Fiscal Year and all later years and to all covenants, conditions, restrictions, reservations, exceptions, limitations, conditions, uses, rights, rights of way, easements and other matters of record on the date hereof, including, without limitation, the Declaration and the Road Easement, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.