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**RECORDED AT THE REQUEST
OF CHICAGO TITLE**

AND WHEN RECORDED MAIL TO:

Duckhorn, LLC, a Nevada Limited Liability Company
6202 Lynbrook Drive
Houston, TX 77057

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602302708

Escrow No.: 026755-DH

AP#: 439-051-06, 439-051-07, 439-051-09 and 439-051-10

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$16,500.00

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Newport Beach **AND**

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

Jill M. Apperson, as Trustee of the Jill M. Apperson Living Trust, established November 17, 2021, as to an undivided 65% interest and Jill M. Apperson, as Trustee of the Jill M. Apperson Charitable Remainder Trust, established September 20, 2022, as to an undivided 35% interest

hereby GRANT(s) to:

Duckhorn, LLC, a Nevada Limited Liability Company

the real property in the City of Newport Beach, County of Orange, State of California, described as:

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

Also Known as: 2612 Mesa Drive (APN 439-051-06) and Vacant Land (APN 439-051-07, 439-051-09 and 439-051-10), Newport Beach, CA 92660

DATED: June 12, 2023

**Signatures on page 2 of 2 attached
hereto and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 58602302708
051-07, 439-051-09 and 439-051-10

Escrow No.: 026755-DH

AP#: 439-051-06, 439-

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 12, 2023

Jill M. Apperson, as Trustee of the Jill M. Apperson
Living Trust, established November 17, 2021

By Jill M. Apperson
Jill M. Apperson, Trustee

Jill M. Apperson, as Trustee of the Jill M. Apperson
Charitable Remainder Trust, established September
20, 2022

By Jill M. Apperson
Jill M. Apperson, Trustee

ACKNOWLEDGMENT

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 CALIFORNIA

COUNTY OF Los Angeles

On 06/13/2023

before me, Paul Lee

A Notary Public personally appeared

Jill M. Apperson

who 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.

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

WITNESS my hand and official seal.

Signature Paul Lee

(Seal)

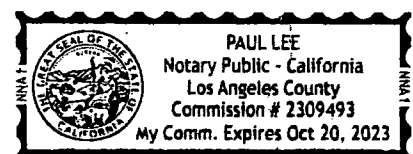


EXHIBIT A

Order No.: 58602302708

For APN/Parcel ID(s): 439-051-06, 439-051-07, 439-051-09 and 439-051-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 152 IN BLOCK 51 AND THAT PORTION OF UNSUBDIVIDED BLOCK 51, BOTH OF IRVINE'S SUBDIVISION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER POINT OF SAID BLOCK 51, SAID POINT BEING THE EAST CORNER OF SAID LOT 152; THENCE NORTH 50° 11' 45" WEST 165.00 FEET; THENCE SOUTH 39° 48' 15" WEST 300.00 FEET; THENCE SOUTH 50° 11' 45" EAST 380.00 FEET; THENCE NORTH 39° 48' 15" EAST 70.00 FEET; THENCE NORTH 01° 08' 39" EAST 256.13 FEET; THENCE NORTH 39° 48' 15" EAST 30.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 152; THENCE NORTH 50° 11' 45" WEST 55.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE IRVINE COMPANY BY GRANT DEED RECORDED DECEMBER 3, 1970 IN BOOK 9477, PAGE 341 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF BLOCK 51 OF IRVINE'S SUBDIVISION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED AS BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1550.00 FEET AND A CENTRAL ANGLE OF 22° 32' 41" IN PARCEL 4 OF THE DEED TO THE COUNTY OF ORANGE RECORDED FEBRUARY 26, 1969 IN BOOK 8885, PAGE 409 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, A RADIAL TO SAID TERMINUS BEARS SOUTH 05° 23' 44" EAST; THENCE WESTERLY 109.73 FEET ALONG THE CONTINUATION OF SAID CURVE THROUGH AN ANGLE OF 04° 03' 22" TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO ALVIN S. COX RECORDED IN BOOK 2039, PAGE 225 OF SAID OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID CURVE 257.39 FEET THROUGH AN ANGLE OF 09° 30' 52" TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GEORGE M. HOLSTEIN, III, RECORDED MARCH 21, 1951 IN BOOK 2161, PAGE 375 OF SAID OFFICIAL RECORDS; THENCE NORTH 13° 37' 44" EAST ALONG SAID EASTERLY LINE 174.50 FEET TO THE SOUTHWESTERLY LINE OF SAID LAND OF ALVIN S. COX; THENCE SOUTH 49° 22' 16" EAST 283.98 FEET ALONG SAID SOUTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING.