APN: 1319-26-000-003

RECORDING REQUESTED BY. PREPARED BY, WHEN RECORDED MAIL TO, AND MAIL TAX STATEMENTS TO:

Pope Valley Ranching Nevada, LLC, a Nevada limited liability company 2350 Kerner Boulevard, Suite 360 San Rafael, California 94901

Es. # 121-2447445-mur

828008 DOC # 07/30/2013 10:11AM Deputy: AR OFFICIAL RECORD Requested By First American Title Reno Douglas County - NV Karen Ellison - Recorder 1 of Fee: BK-713 PG-7502 RPTT: 3022.50

GRANT, BARGAIN, AND SALE DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frank Muller, Trustee of The Walter Muller Trust dated July 06, 1995 (the "Grantor"), hereby grants, bargains, and sells to Pope Valley Ranching Nevada, LLC, a Nevada limited liability company ("Grantee"), that real property located in Douglas County, Nevada and legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements, hereditaments, and appurtenances thereto, including, without limitation, all water rights, including, without limitation, water rights: (i) Claim 591 on the Carson River comprised of 95 acres of irrigation with a duty of 4.5 acre-feet per acre, totaling 427.5 acre-feet as decreed; and (ii) Claim 593 on the Carson River as decreed.

DATED as of this 247 day of July, 2013.

Grantor Frank Muller, Trustee of The Walter Muller Trust dated July 06, 1995 Name: Frank Muller Title: Trustee MARGARITE L. ROMA Notary Public - State of Nevada Appointment Recorded in Washoe County No: 01-71104-2 - Expires September 8, 2013

STATE OF NEVADA

) SS:

COUNTY OF DOUGLAS

This instrument was acknowledged before me on July 7, 2013, by Frank Muller, as Trustee of The Walter Muller Trust dated July 06, 1995.

My Contmission expires:

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Joinder

The undersigned hereby join in this Grant, Bargain, and Sale Deed in order to grant, bargain, and sell any and all right, title, and/or interest that they may have or hold in any water rights appurtenant to or otherwise related to the above mentioned real property, as described on Exhibit "A," including, without limitation, the abovementioned Claims 591 and 593 on the Carson River as decreed.

Name: Frank Muller, individually

STATE OF NEVADA)

ss:

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 27, 2013, by Frank Muller, an-individual.

NOTARY PUBLIC

My Commission expires:

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 9, 2013

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EXHIBIT 'A'

BEGINNING AT THE FENCE CORNER AT THE NORTHEAST CORNER OF THE PROPERTY, ON THE SUBDIVISION LINE BETWEEN THE NORTH HALF AND SOUTH HALF OF THE SW 1/4 SECTION 26, T. 13 N., R. 19 E., M.D.B.&M., SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING S. 61°25'30" E. 8314.00 FEET FROM THE CORNER COMMON SECTIONS 21, 22, 27 AND 28 OF SAID TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING S. 0°30' W. ALONG THE FENCE LINE 434.90 FEET TO A POINT; THENCE S. 89°27' E. ALONG THE FENCE LINE 204.00 FEET TO A POINT NEAR THE EAST SIDE OF THE WEST CARSON RIVER: THENCE S. 0°50' W. ALONG THE FENCE LINE 210.90 FEET TO A POINT; THENCE S. 76°44' E. ALONG THE FENCE LINE 177.00 FEET TO A POINT ON THE EAST BANK OF THE RIVER THENCE'S, 10°48' E. ALONG THE FENCE LINE 601.20 FEET TO A POINT ON THE WEST BANK OF THE RIVER; THENCE S. 82°12' E. ALONG THE FENCE LINE 124.60 FEET TO A POINT; THENCE S. 0°15' W. ALONG THE FENCE LINE AND ONE QUARTER SECTION LINE RUNNING SOUTH THROUGH SECTION 35, A DISTANCE OF 613.80 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY; THENCE S. 70°47 W. ALONG THE FENCE LINE 2193.00 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY; THENCE N. 0°40' E. ALONG THE FENCE LINE 2183.50 FEET, TO A POINT; THENCE N. 89°27' W. ALONG THE FENCE LINE 115.50 FEET TO A POINT; THENCE N. 0°16 E. ALONG THE FENCE LINE 450.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY; THENCE S. 89°52' E. ALONG THE SUBDIVISION AND FENCE LINE 1555.70 FEET MORE OR LESS TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS BEING LOCATED IN THE S 1/2 OF THE SW 1/4 OF SECTION 26, AND THE N 1/2 OF THE NW 1/4 OF SECTION 35, T. 13 N., R. 19 E.

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DOCUMENT RECORDED DECEMBER 18, 1996 IN BOOK 1296 AT PAGE 2889 AS INSTRUMENT NO. 403139 OF OFFICIAL RECORDS.

A.P.N. 1319-26-000-003