



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem Oregon 97301-1266  
 (503) 986-0900  
 www.wrd.state.or.us

RECEIVED BY OWRD

JUN 28 2013

# Certificate of Water Right Ownership Update

## SALEM, OR NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. ***If for multiple rights, a separate form for each right will be required.***

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

*Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.*

### PROPERTY SELLER INFORMATION

Applicant(s): Yamhill Vista Vineyards, LLC  
 Mailing Address: 2180 Sand Hill Road, Suite 210  
Menlo Park CA 94025  
 Phone: 650 233-3604

### PROPERTY BUYER INFORMATION

Applicant(s): Dandrew Wine LLC Attn: Mike Williamson  
 Mailing Address: 1910 Fairview Ave. E., Suite 400  
Seattle WA 98102  
 Phone: 206-267-5252

### PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Yamhill Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Tax Lot Number(s): Applicable to all attached Legal Descriptions.

Street address of water right property: 17177 NW Woodland Loop Rd., Yamhill, OR 97148

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: S 27784 Permit #: S 22425 Certificate or Page #: 26923

Will all the lands associated with this water right be owned by the buyer?  Yes  No

Name of individual completing this form: Mike Williamson Phone: 206 267-5252

Signature: Mike Wilt Date: 6/14/13

***Please be sure to attach a copy of your property deed or legal description of the property.***

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SALEM, OR

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO

Riddell Williams P.S  
1001 Fourth Avenue, Suite 4500  
Seattle, WA 98154-1192  
Attn: Tim Hogan

MAIL TAX STATEMENTS TO

Dandrew Wine LLC  
1910 Fairview Ave. E., Suite 400  
Seattle, WA 98102  
Attn: Mike Williamson

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

201307125



\$71.00

05/10/2013 12:08:31 PM

DMR-DDMR Cnt=1 Str=3 SLISE  
\$40.00 \$5.00 \$11.00 \$15.00

SPECIAL WARRANTY DEED

Yamhill Vista Vineyards, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to Dandrew Wine LLC, a Washington limited liability company ("Grantee"), the real property described in Exhibit A, attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as specifically set forth in Exhibit B, attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is other consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: May 10, 2013.

NES 6/19/25-23

1910139 (8)

MERIGAN TITLE

FIRS

JUN 28 2013

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first hereinabove written.

SALEM, OR

YAMHILL VISTA VINEYARDS, LLC, a Delaware limited liability company

By: Meriwether Farms, LLC, a California limited liability company  
Its: Sole Member

By: GI Manager L.P., a Delaware limited partnership  
Its: Asset Manager

By: GI Manager LLC, a Delaware limited liability company  
Its: General Partner

By:   
Name: David Mace  
Its: Vice President

STATE OF \_\_\_\_\_ } ss:  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally  
(here insert name and title of the officer)

appeared \_\_\_\_\_  
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 See Attached Certificate

(This area for notary stamp)

JUN 28 2013

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

SALEM, OR

State of California

County of San Mateo }

On May 8, 2013 before me, M. Gordon Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared David E. Mace  
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature M. Gordon  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed - Yamhill Vista Vineyards LLC + Landreth W. no LLC

Document Date: \_\_\_\_\_ Number of Pages: 8

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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EXHIBIT A

Deed

SALEM, OR

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:

LOT 3, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CONTAINING 40.80 ACRES; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, CONTAINING 40.30 ACRES; AND THE WEST HALF OF LOT 3 AND ALL OF LOT 4, SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CONTAINING 31.14 ACRES; ALSO A TRACT OF LAND BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF THE HENRY ROBERTS DONATION LAND CLAIM, NOTIFICATION NUMBER 1562, CLAIM NUMBER 47, IN TOWNSHIP 3 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF YAMHILL, STATE OF OREGON; THENCE RUNNING SOUTH 48°20' WEST ON TRUE WEST LINE OF SAID CLAIM 47.735 CHAINS TO IRON PIPE; THENCE SOUTH 37° EAST PARALLEL WITH THE NORTH LINE OF SAID CLAIM 8.84 CHAINS TO IRON PIPE; THENCE NORTH 76°17' EAST 51.78 CHAINS TO STAKE FROM WHICH AN OAK 15 INCHES IN DIAMETER BEARS SOUTH 20° WEST 72 LINKS AND AN OAK 30 INCHES IN DIAMETER BEARS NORTH 54° WEST 122 LINKS; THENCE NORTH 37° WEST ON TRUE NORTH LINE OF SAID HENRY ROBERTS DONATION LAND CLAIM 33.20 CHAINS TO THE PLACE OF BEGINNING, AND CONTAINING 100 ACRES, MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT: BEGINNING AT A POINT SOUTH 48°20' WEST 38.84 CHAINS FROM THE MOST NORTHERLY NORTHEAST CORNER OF THE DONATION LAND CLAIM OF HENRY ROBERTS, NOTIFICATION NUMBER 1562, CLAIM NO. 47, IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN SAID YAMHILL COUNTY, OREGON, BEING DONATION LAND CLAIM ABOVE NAMED; SAID BEGINNING POINT BEING ON THE TRUE WEST LINE OF SAID CLAIM; THENCE NORTH 41°40' WEST 4.69 CHAINS TO STAKE; THENCE SOUTH 37°34' WEST 10.874 CHAINS TO CORNER IN ROAD; THENCE SOUTH 37° EAST 2.666 CHAINS TO AN IRON PIPE SET FOR THE SOUTHWEST CORNER OF SAID 100 ACRE TRACT ABOVE DESCRIBED, AND ON WEST LINE OF SAID CLAIM; THENCE NORTH 48°20' EAST ON THE WEST LINE OF SAID DONATION LAND CLAIM 10.895 CHAINS TO PLACE OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS; THE TOTAL ACREAGE BEING 215.90 ACRES, MORE OR LESS.

TAX PARCEL NUMBER: R3401-1100, R2436-1000, R3401-100

PARCEL 2:

JUN 28 2013

TWO TRACTS OF LAND IN THE ABRAHAM H. ROBERTS DONATION LAND CLAIM NO. 39 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN SALEM, OR AND NO. 46 IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

## TRACT 1

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF AND SOUTH 50° EAST 14.66 CHAINS FROM THE NORTHWESTERLY CORNER OF SAID DONATION LAND CLAIM; THENCE SOUTH 50° EAST 64.36 RODS TO A STONE; THENCE SOUTH 51°15' WEST 126.00 RODS; THENCE SOUTH 44° WEST 41.40 RODS TO A STONE; THENCE NORTH 50° WEST 42.70 RODS; THENCE SOUTH 44° WEST 12 RODS; THENCE NORTH 50° WEST 40 RODS; THENCE NORTH 44° EAST 12 RODS; THENCE SOUTH 46° EAST 37.50 RODS; THENCE NORTH 44° 37' EAST 167.72 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A TWELVE FOOT STRIP OF LAND CONVEYED BY GEORGE C. ROBISON TO MORAN HENDRICKS BY DEED RECORDED MARCH 15, 1905, IN BOOK 47, PAGE 421, DEED RECORDS.

AND EXCEPTING THEREFROM THE FOLLOWING PARCEL CONVEYED BY JOHN A. JOHNSON TO FREDRICK P. PLEWS:

BEING A PART OF THE ABRAHAM H. ROBERTS DONATION LAND CLAIM NO. 39 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN AND NO. 46 IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF AND SOUTH 50° EAST 14.66 CHAINS FROM THE NORTHWESTERLY CORNER OF SAID DONATION LAND CLAIM; THENCE SOUTH 50° EAST 64.36 RODS TO A STONE; THENCE SOUTH 51°15' WEST 126 RODS; THENCE SOUTH 44° WEST 41.40 RODS TO A STONE; THENCE NORTH 50° WEST 42.70 RODS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 44° WEST 12 RODS; THENCE NORTH 50° WEST 40 RODS; THENCE NORTH 44° EAST 12 RODS; THENCE SOUTH AND EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A TWELVE FOOT STRIP OF LAND CONVEYED BY GEORGE C. ROBISON TO MORAN HENDRICKS BY DEED RECORDED MARCH 15, 1935, IN BOOK 47, PAGE 421, DEED RECORDS.

TAX PARCEL NUMBER: R2436-1400

## TRACT 2

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BEGINNING ON THE EAST LINE OF SAID CLAIM AT A POINT NORTH 48° EAST 75 CHAINS FROM THE SOUTHEAST CORNER OF SAID CLAIM; THENCE NORTH 45° WEST 11.86 CHAINS; THENCE NORTH 51°15' EAST 27.50 CHAINS TO THE NORTH LINE OF SAID ROBERTS CLAIM; THENCE SOUTH 50° EAST 9.75 CHAINS TO THE NORTHEAST CORNER OF SAID CLAIM; THENCE SOUTH 48° WEST 28 CHAINS TO THE PLACE OF BEGINNING.

ALSO A STRIP OF LAND 20 FEET WIDE IN SAID CLAIM RUNNING SOUTH 48° WEST ALONG THE EAST SIDE OF THE A. H. ROBERTS DONATION LAND CLAIM, FROM THE ABOVE POINT OF BEGINNING TO A POINT WHERE IT JOINS THE COUNTY ROAD.

TAX PARCEL NUMBER R2436-1500

PARCEL 3:

LOT NUMBERED 2 OF SECTION NO. 1 IN TOWNSHIP 3 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN YAMHILL COUNTY, STATE OF OREGON, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

SAVE AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY I.P. BUSBEE, ET UX, TO S.H. ROBINSON, ET UX, BY DEED RECORDED JUNE 30, 1911, IN BOOK 61, PAGE 176, DEED RECORDS OF YAMHILL COUNTY, OREGON.

TAX PARCEL NUMBER: R3401-300

PARCEL 4:

A PART OF THE A.H. ROBERTS DONATION LAND CLAIM NO. 46 IN TOWNSHIP 3 SOUTH OF RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID ROBERTS CLAIM THAT IS SOUTH 48° WEST 28.00 CHAINS FROM THE MOST EASTERLY NORTHEAST CORNER OF SAID CLAIM, SAID PLACE OF BEGINNING BEING THE MOST SOUTHERLY CORNER OF A 30 ACRE TRACT CONVEYED BY WARD W. DAVIS TO JOHN A. JOHNSON AND WIFE BY DEED RECORDED AUGUST 27, 1951 IN BOOK 162, PAGE 600, DEED RECORDS; THENCE NORTH 45°52' WEST 11.86 CHAINS TO THE MOST WESTERLY CORNER OF SAID JOHNSON TRACT; THENCE SOUTH 51°15' WEST 4.00 CHAINS TO THE MOST NORTHERLY CORNER OF A 45 ACRE TRACT CONVEYED BY JAMES H. ROBERTS ET AL, TO RHODA J. MCCOY BY DEED RECORDED SEPTEMBER 19, 1904, IN BOOK 46, PAGE 35, DEED RECORDS; THENCE SOUTH 44°08' WEST 27.99 CHAINS; THENCE SOUTH 35°50' WEST 9.02 CHAINS; THENCE SOUTH 41°12' EAST 5.45 CHAINS TO THE CENTER OF THE COUNTY ROAD AT THE MOST WESTERLY CORNER OF A 3.95 ACRE TRACT CONVEYED BY THE RECEIVER OF THE OREGON

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WASHINGTON JOINT STOCK LAND BANK OF PORTLAND TO JOHN A. JOHNSON AND WIFE, BY DEED RECORDED AUGUST 28, 1945 IN BOOK 130, PAGE 402, DEED RECORDS; THENCE NORTH 37°00' EAST 10.87 CHAINS TO A STONE; THENCE SOUTH 42°00' EAST 4.89 CHAINS TO THE EASTERLY LINE OF SAID ROBERTS CLAIM; THENCE NORTH 48°00' EAST ALONG THE EASTERLY LINE OF SAID CLAIM 30.96 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A 20 FOOT ROADWAY CONVEYED BY WARD W. DAVIS TO JOHN A. JOHNSON AND WIFE BY DEED RECORDED AUGUST 27, 1951 IN BOOK 162, PAGE 600, DEED RECORDS.

TAX PARCEL NUMBER: R3401-1200

PARCEL 5:

THE EAST ONE-HALF OF GOVERNMENT LOT NO. 3 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON.

TAX PARCEL NUMBER: R3401-200



STATE OF OREGON

COUNTY OF YAMHILL

JUN 28 2013

CERTIFICATE OF WATER RIGHT

SALEM, OR

This Is to Certify, That JOHN A. JOHNSON & SON

of Route 2, Yamhill, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of 2 unnamed streams & reservoirs const. under Appl. No. R-27783, Per. No. R-1517 a tributary of North Yamhill River for the purpose of irrigation of 39.3 acres,

under Permit No. 22425 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from October 30, 1952,

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.50 cubic foot per second; being 0.35 cubic foot per second from North stream and reservoir and 0.15 cubic foot per second from South stream and reservoir,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 3 (NW 1/4 NE 1/4), Section 1, Township 3 South, Range 4 West, W.M. and SE 1/4 SW 1/4, as projected within Roberts DLC #39, Section 36, Township 2 South, Range 4 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1517,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

North Res.	South Res.	
4.0		SW 1/4 SW 1/4 as projected within Roberts DLC #39
7.4		SE 1/4 SW 1/4 as projected within Roberts DLC #39
		Section 36
		Township 2 South, Range 4 West, W.M.
	0.8	Lot 4 (NE 1/4 NW 1/4)
	6.0	NE 1/4 NW 1/4 as projected within Roberts DLC #47
0.8	2.0	NE 1/4 NW 1/4 as projected within Roberts DLC #46
15.8	2.9	NW 1/4 NW 1/4 as projected within Roberts DLC #46
	0.1	NW 1/4 NW 1/4 as projected within Roberts DLC #47
		Section 1
		Township 3 South, Range 4 West, W.M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. MAY 6 1960

LEWIS A. STANTON

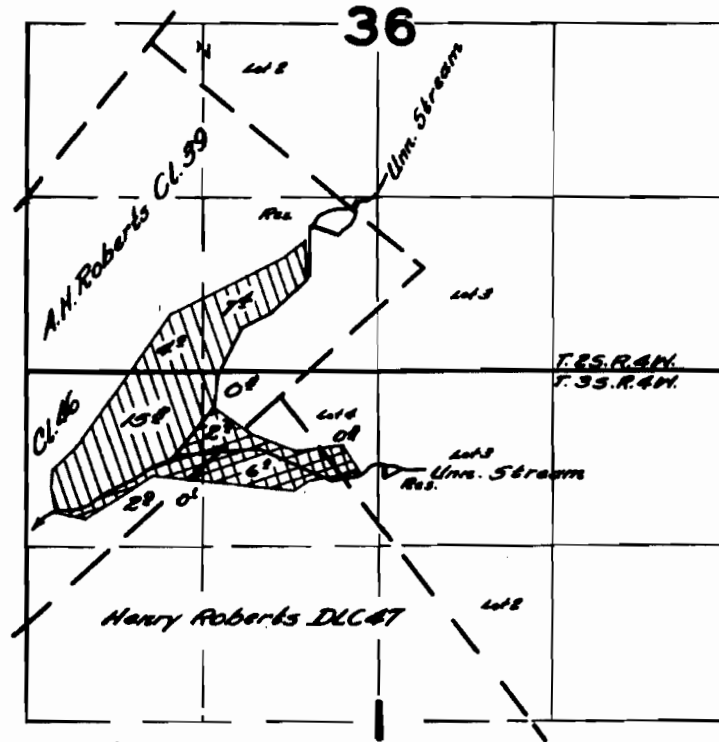
State Engineer

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SALEM, OR

T.2-3S.R.4W.WM.



**FINAL PROOF SURVEY**  
UNDER

Application No. ~~27708~~ <sup>R-27708</sup> Permit No. ~~27708~~ <sup>R-1517</sup>  
IN NAME OF

JOHN A. JOHNSON & SON

Surveyed March 16 1939, by C. D. Smith

1969-X