

19020055

1 PARCEL NO. 13-030-29, PARCEL NO. 13-020-15
2 PARCEL NO. 13-030-16

3 JOINT TENANCY GRANT, BARGAIN AND SALE DEED

4 THIS INDENTURE, made the 14th day of January, 2000, by
5 and between GROCERS EQUIPMENT COMPANY, A California Corporation,
6 who acquired title as GROCERS EQUIPMENT COMPANY, A Corporation,
7 party of the first part and hereinafter referred to as "Grantor",
8 and KENNETH M. PRICE and JANE PRICE, husband and wife, as joint
9 tenants with full right of survivorship, parties of the second part
10 and hereinafter referred to as "Grantees";

11 W I T N E S S E T H:

12 That the said Grantor, for and in consideration of the
13 sum of Ten Dollars (\$10.00) lawful money of the United States of
14 America, and other good and valuable considerations, the receipt
15 whereof is hereby acknowledged, does hereby grant, bargain and sell
16 unto said Grantees, in joint tenancy and to the survivor of them
17 and to the heirs of such survivor, forever, all those certain lots,
18 pieces or parcels of land situate, lying and being in the County of
19 Lincoln, State of Nevada, and bounded and particularly described as
20 follows, to-wit:

21 PARCEL ONE:

22 The South Half (S1/2) of Section 3, Township 3
23 South, Range 67 East, M.D.B.&M.

24 PARCEL TWO:

25 The West Half (W1/2) of the Southwest Quarter (SW1/4)
26 of Section 2, Township 3 South, Range 67 East, M.D.B.&M.

27 EXCEPTING THEREFROM the Northwest Quarter (NW1/4) of
28 the Northeast Quarter (NE1/4) of the Southwest Quarter
29 (SW1/4) of said Section 2.

30 PARCEL THREE:

31 The Northwest Quarter (NW1/4) of the Northeast Quarter
32 (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest
Quarter (SW1/4) of Section 2, Township 3 South, Range
67 East, M.D.B.&M.

TOGETHER with all water, water rights, rights to the use
of water, dams, ditches, canals, pipelines, reservoirs,
wells, pumps, pumping stations, and all other means for
the diversion or use of water appurtenant to the said
land or any part thereof, for irrigation, stockwatering,

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET - P. O. BOX 5
ELY, NEVADA 89301
(775) 289-4422

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s):
 - a) 13-030-29
 - b) 13-020-15
 - c) 13-030-16
 - d) _____

- 2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) _____ Single Family Res.
c) _____ Condo/Townhouse	d) _____ 2-4 Plex
e) _____ Apartment Bldg.	f) _____ Comm'l/Ind'l
g) _____ Agricultural	h) _____ Mobile Home
i) Other: _____	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>114265</u>
Book: <u>147</u>	Page: <u>220</u>
Date of Recording: <u>March 22 2000</u>	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 80,000.00
- Deduct Assumed Liens and/or Encumbrances: \$(_____)
- Provide recording information: Doc/Instrument No.: _____ Book: _____ Page: _____
- Transfer Tax Value per NRS 375.010, Section 2: \$ 80,000.00
- Real Property Transfer Tax Due: \$ 104.00
- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____
- 5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: [Signature]
 Print Name: GROCERS EQUIPMENT COMPANY
 Address: P. O. BOX 513396
 City/State/Zip: LOS ANGELES, CA 90051
 Telephone: 323/264-5200 x4285
 Capacity: Secretary

Buyer Signature: _____
 Print Name: KENNETH M. PRICE
 Address: 2685 DULCINEA DRIVE, #11
 City/State/Zip: HENDERSON, NV 89014
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 99272081

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)


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domestic or any other use. (SEE EXHIBIT 'A' FOR ADDITIONAL
LEGAL DESCRIPTION)
TOGETHER WITH ALL AND SINGULAR, the tenements,
hereditaments and appurtenances thereunto belonging and in anywise
appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises
together with the appurtenances, unto the said Grantees, as joint
tenants and not as tenants in common, and to the heirs of the
survivor of them, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his
hand the day and year first above written.

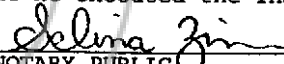
GROCERS EQUIPMENT COMPANY,
A CORPORATION


By: ROBERT M. LING, JR.
Secretary

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
488 FIFTH STREET - P. O. BOX 8
ELY, NEVADA 89301
(775) 289-4422

STATE OF California)
COUNTY OF Los Angeles) ss.

on March 13, 2000 2000, personally appeared
before me, a Notary Public, GROCERS EQUIPMENT COMPANY, A
Corporation, by ROBERT M. LING, JR., Secretary, personally known or
proved to me to be the person whose name is subscribed to the above
instrument who acknowledged that he executed the instrument.


NOTARY PUBLIC

GRANTEE'S ADDRESS:
Kenneth M. Price
2685 Dulcinea Drive #11
Henderson, NV 89014

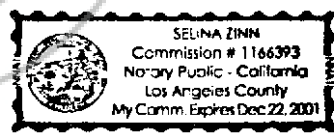


EXHIBIT "A"

TOGETHER WITH ALL WATER, WATER RIGHTS, RIGHTS TO THE USE OF WATER, DAMS, DITCHES, CANALS, PIPELINES, RESERVOIRS, WELLS PUMPS, PUMPING STATIONS, AND ALL OTHER MEANS FOR THE DIVERSION OR USE OF WATER APPURTENANT TO THE SAID LAND OR ANY PART THEREOF, FOR IRRIGATION, STOCKWATERING, DOMESTIC OR ANY OTHER USE.

NO. **114265**

FILED AND RECORDED AT REQUEST OF

Cow County Title

March 22, 2000

AT 03 MINUTES PAST 3 O'CLOCK

PM IN BOOK 147 OF OFFICIAL

RECORDS PAGE 220 LINCOLN

COUNTY, NEVADA.
Julia Rouch
COUNTY RECORDER