

125416

FILED FOR RECORDING
AT THE REQUEST OF

A.P. N.: 013-170-01; 013-180-03; 013-180-04
Escrow No.: 05-06-0665TV
R.P.T.T.: \$ 819.00

First American Title
2005 OCT 21 PM 4 04

LINCOLN COUNTY RECORDER
FEE 16.00 TPH 219.00 DEPA
LESLIE BOUCHER

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Tuffy Ranch Properties LLC
A Nevada Limited Liability Company
6600 N. Wingfield Parkway
Sparks, NV 89436

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ^{Unified Western Grocers, Inc.,} ~~Grocers Equipment Company~~, a California Corporation who acquired title as Grocers Equipment Company, a Corporation

for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Tuffy Ranch Properties, LLC, a Nevada limited liability company

all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- SUBJECT TO:
1. Taxes for the current fiscal year.
 2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SIGNATURES ON NEXT PAGE

Witness my hand(s) this 11th day of October, 2005.

Grocers Equipment Company, a California Corporation
By: Unified Western Grocers Inc., a California Corporation

BY: Gary C. Hammett
Gary C. Hammett, Vice President

State of California }
County of Los Angeles } ss:

On the 11th day of October, 2005
Before me, the undersigned, personally appeared
Gary C. Hammett

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to this instrument and acknowledged that he/she/they executed it.

Connie Oldenburg
CONNIE OLDEBURG
NAME (TYPED OR PRINTED)

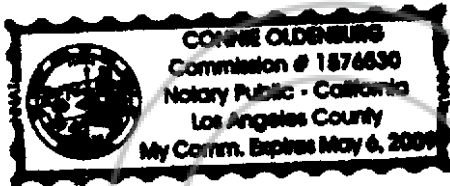


EXHIBIT "A"

Situated in the City of Meadow Valley, County of Lincoln, State of Nevada and described as follows:

4. The land referred to in this Commitment is situated in the City of Meadow Valley, County of Lincoln, State of Nevada, and is described as follows:

Parcel 1:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and that portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 15, Township 3 South, Range 67 East, M.D.B. &M., which lies East of the Easterly right-of-way line of U.S. Highway No. 93.

Excepting therefrom any portion lying within the existing railroad right-of-way.

Parcel II:

The West Half (W 1/2) of Section 14, Township 3 South, Range 67 East, M.D.B. &M.

STATE OF NEVADA
DECLARATION OF VALUE
 FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 175416
 Book: 208 Page: 52-54
 Date of Recording: Oct 21, 2005
 Notes: _____

1. Assessor Parcel Number(s): _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other

3. Total Value/Sales Price of Property: **\$210,000.00**
 Deed in Lieu of Foreclosure Only (value of property) \$
 Transfer Tax Value: **\$210,000.00**
 Real Property Transfer Tax Due: **\$819.00**

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- b) Explain Reason for Exemption: _____

b) Partial Interest: Percentage being transferred: 100

The undersigned 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 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% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Vice President
Gary C. Hammett

Signature _____ Capacity Manager
Jim Harris

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

Grocers Equipment Company
 BY: Unified Western Grocers, Inc.,
 A California Corporation

(REQUIRED)

Tuffy Ranch Properties LLC,
 A Nevada limited liability company

Print Name: Gary C. Hammett
 Address: 5100 Isheita St
 City: Commerce
 State: CA Zip: 90040

Print Name: Jim Harris
 Address: 300 S. 4th St #1406
 City: Las Vegas
 State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING
SOUTHWEST TITLE COMPANY

(REQUIRED IF NOT THE SELLER OR BUYER)
 Escrow No.: 05-06-0665TV