

APN: 04-010-20  
Affix R.P.T.T. \$  
ESCROW NO. NONE  
**WHEN RECORDED MAIL DEED AND TAX  
STATEMENTS TO:**

WORLD-PLUS ENTERTAINMENT, INC.  
2618 W. Estes Way  
Phoenix, AZ 85041

BOOK 436 PAGE 126  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Just American Title*  
2006 MAY 17 PM 1:57

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 39<sup>00</sup>

**204754**

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That: BEST PROPS, LLC, a Texas limited liability company for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to WORLD-PLUS ENTERTAINMENT, INC., an Arizona company

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

**THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 36 NORTH,  
RANGE 48 EAST, M.D.B.&M.**

**SUBJECT  
TO:**

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deed of trust of record, if any.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 11<sup>th</sup> day of May, 2006.

BEST PROPS, LLC, a Texas limited liability company

B. Asha Lakshmi  
By: ASHALATHA BADIREDI,  
Managing Member

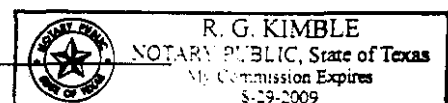
**STATE OF TEXAS  
COUNTY OF HARRIS**

On, May 11, 2006, personally appeared before me, a Notary Public, ASHALATHA BADIREDI, Managing Member of BEST PROPS, LLC, a Texas limited liability company, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

R. G. Kimble  
Notary Public in and for said County and State

**204754**

BOOK 436 PAGE 126



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor's Parcel Number(s)

a) 04-010-20

b)

c)

d)

2. Type of Property:

a) ☒ Vacant Land

☐

c) Condo/Twnhse

e) ☐ Apt. Bldg

g) ☐ Agricultural

☐ Other

b) ☐ Single Fam. Res.

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

h) ☐ Mobile Home

**FOR RECORDER'S OPTIONAL  
USE**

ONLY

Book:

Page:

Date of Recording:

Notes:

204754

436

126

5-17-06

3. Total Value/Sales Price of Property

\$35,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$136.50 ✓

Real Property Transfer Tax Due

\$

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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

Signature: B. Asha hatta

Capacity: Managing Member

Signature: [Signature]

Capacity: as agent, for World-Plus Entertainment, Inc.

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: BEST PROPS, LLC

Address: 2401 W, Sam Houston Pkwy,  
Unit 1315

City: Houston

State: TX

77043

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: WORLD-PLUS  
ENTERTAINMENT, INC.

Address: 2618 W. Estes Way

City: Phoenix

State: AZ 85041

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title

Address: 2715 Argent Ave #5

City: Elko, NV 89801