

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

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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 \$ 39⁰⁰

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 11th day of May, 2006.

BEST PROPS, LLC, a Texas limited liability company

B. Asha Laktha
By: ASHALATHA BADIREDDI,
Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

On, May 11, 2006, personally appeared before me, a Notary Public, ASHALATHA BADIREDDI, 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



R. G. KIMBLE
NOTARY PUBLIC, State of Texas
My Commission Expires
8-29-2009

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**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 b) Single Fam. Res.

 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other

FOR RECORDER'S OPTIONAL USE	
ONLY	<u>204754</u>
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Date of Recording:	<u>5-17-06</u>
Notes:	

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 Khatwa 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