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10 *Attorneys for Plaintiff JED MARGOLIN*

REC'D & FILLED ✓
2021 JAN 25 PM 1:12

AUBREY ROWLATT
CLERK
BY [Signature] DEPUTY

11 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
12 IN AND FOR CARSON CITY

13 JED MARGOLIN, an individual,
14 Plaintiff,

15 v.

16 OPTIMA TECHNOLOGY
17 CORPORATION, a California
18 corporation, OPTIMA TECHNOLOGY
19 CORPORATION, a Nevada corporation,
20 REZA ZANDIAN aka GOLAMREZA
ZANDIANJAZI aka GHOLAM REZA
ZANDIAN aka REZA JAZI aka J. REZA
JAZI aka G. REZA JAZI aka
GHONOREZA ZANDIAN JAZI, an
individual, DOES Companies 1-10, DOE
Corporations 11-20, and DOE Individuals
21-30,
Defendants.

CASE NO. 09 0C 00579 1B

DEPT NO. 1

NOTICE OF ENTRY OF ORDER

21 Notice is hereby given that the Court entered its Order Granting Plaintiff's Motion to
22 Void Deeds, Assign Property, For Writ of Execution and to Convey on January 19, 2021. A
23 copy of said Order is attached hereto as Exhibit 1.

AFFIRMATION Pursuant to NRS 239B.030

24 The undersigned does hereby affirm that the preceding document does not contain
25
26 the social security number of any person.
27
28

1 DATED: January 21, 2021

BROWNSTEIN HYATT FARBER SCHRECK, LLP

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4 BY: 

Matthew D. Francis (6978)
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Attorneys for Plaintiff Jed Margolin

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CERTIFICATE OF SERVICE

Pursuant to NRCPC 5(b), I certify that I am an employee of BROWNSTEIN HYATT FARBER SCHRECK, LLP, and on this 22nd day of January, 2021, I served the document entitled **NOTICE OF ENTRY OF ORDER** on the parties listed below via the following:

Reza Zandian
9 MacArthur Place, Unit 2105
Santa Ana, CA 92707-6753

Gholam Reza Zandian Jazi
6 rue Edouard Fournier
75116 Paris
France

Email: rezazand@hotmail.com

VIA FIRST CLASS U.S. MAIL: by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Reno, Nevada for delivery to the foregoing.

VIA COURIER: by delivering a copy of the document to a courier service for over-night delivery to the foregoing parties.

VIA ELECTRONIC SERVICE: by electronically filing the document with the Clerk of the Court using the ECF system which served the foregoing parties electronically.

VIA ELECTRONIC MAIL: by electronically transmitting a courtesy copy of the document to the Defendant Reza Zandian at the foregoing email address.



Employee of Brownstein Hyatt Farber
Schreck, LLP

EXHIBIT LIST

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1. Order Granting Plaintiff's Motion to Void Deeds, Assign Property,
For Writ of Execution and to Convey

5 Pages

Exhibit 1

Exhibit 1

1 Case No. 09 0C 00579 1B

REC'D & FILED

2 Dept. No. I

2021 JAN 19 PM 2:40

AUGREY ROWLATT
CLERK

BY S. BARAJAS
DEPUTY

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5 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR CARSON CITY

7 JED MARGOLIN, an individual,

8 Plaintiff,

9 vs.

10 OPTIMA TECHNOLOGY CORPORATION,
11 a California corporation, OPTIMA
12 TECHNOLOGY CORPORATION, a Nevada
13 corporation, REZA ZANDIAN
14 aka GOLAMREZA ZANDIANJAZI
15 aka GHOLAM REZA ZANDIAN
16 aka REZA JAZI aka J. REZA JAZI
17 aka G. REZA JAZI aka GHONONREZA
18 ZANDIAN JAZI, an individual, DOE Companies
1-10, DOE Corporations 11-20, and DOE
Individuals 21-30,

Defendants.

**ORDER GRANTING PLAINTIFF'S
MOTION TO VOID DEEDS,
ASSIGN PROPERTY, FOR WRIT
OF EXECUTION AND TO
CONVEY**

19 WHEREAS, on May 3, 2016, Plaintiff Jed Margolin filed and served his Motion to Void
20 Deeds, Assign Property, and For Writ of Execution and to Convey;

21 WHEREAS, an Opposition to Plaintiffs Motion to Void Deeds, Assign Property, and For
22 Writ of Execution and to Convey was due by May 20, 2016, but no opposition was filed; and

23 WHEREAS, this Court has reviewed and considered Plaintiffs Motion to Void Deeds,
24 Assign Property, and For Writ of Execution and to Convey, and finds that the Motion should be
25 granted.

26 Based on the foregoing, and good cause appearing,

27 IT IS HEREBY ORDERED that Plaintiffs Motion to Void Deeds, Assign Property, and
28 For Writ of Execution and to Convey is hereby GRANTED;

1 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 001-
2 -660-034 located in Elko County, Nevada, contained in Elko County Doc# 684351 - Grant
3 Deed recorded 03/17/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
4 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
5 112.210(1);

6 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
7 151-12 located in Churchill County, Nevada, contained in Churchill County Doc# 439670 -
8 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
9 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
10 112.210(1);

11 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-
12 151-77 located in Churchill County, Nevada, contained in Churchill County Doc# 439671 -
13 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
14 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
15 112.210(1);

16 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No, 009-
17 331-04 located in Churchill County, Nevada, contained in Churchill County Doc# 439672 -
18 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
19 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
20 112.210(1);

21 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 079-
22 150-12 located in Washoe County, Nevada, contained in Washoe County Doc# 4335754 - Grant
23 Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS
24 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS
25 112.210(1);

26 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 079-
27 150-09, 079-150-10, 079-150-13, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-040-
28 02, and 084-140-17 located in Washoe County, Nevada, contained in Washoe County Doc

1 #4335755 - Grant Deed recorded 03/18/2014, were fraudulent transfers pursuant to NRS
2 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
3 pursuant to NRS 112.210(1);

4 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 006-
5 052-04, 006-052-05 and 006-052-06 located in Lyon County, Nevada, contained in Lyon
6 County Doc# 521532 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to
7 NRS 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
8 pursuant to NRS 112.210(1);

9 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 015-
10 311-02 located in Lyon County, Nevada, contained in Lyon County Doc# 521533 - Grant Deed
11 recorded 5/21/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS 112.180(2),
12 and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS 112.210(1);

13 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 015-
14 311-18 and 015-311-19 located in Lyon County, Nevada, contained in Lyon County Doc#
15 521531 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to NRS
16 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside
17 pursuant to NRS 112.210(1);

18 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
19 02-000-005 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
20 0001037 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
21 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
22 pursuant to NRS 112.210(1);

23 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-
24 02-000-013 located in Clark County, Nevada, contained in Clark County Doc# 20140530-
25 0001038 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS
26 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside
27 pursuant to NRS 112.210(1);
28

1 IT IS FURTHER ORDERED that all applicable County Sheriffs or other authorized
2 officers in the State of Nevada be authorized to execute upon the June 24, 2013 Default
3 Judgment in the sum of \$1,495,775.74 which includes interest at the legal rate, pursuant to NRS
4 17.130, therein from the date of default until the judgment is satisfied, through the seizure of
5 Defendant Reza Zandian's bank accounts, investment accounts, certificates of deposit, annuities,
6 wages, and real and personal property;

7 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
8 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
9 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN No.
10 001-660-034 located in Elko County, Nevada;

11 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
12 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
13 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
14 007-151-12, 007-151-77, and 009-331-04 located in Churchill County, Nevada;

15 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
16 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
17 him from selling, assigning, divesting, encumbering or dividing his interest in any of APN Nos.
18 079-150-12, 079-150-09, 079-150-13, 084-040-04, 084-040-06, 084-040-10, and 084-140-17
19 located in Washoe County, Nevada;

20 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
21 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
22 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
23 APN Nos. 006-052-04, 006-052-05, 006-052-06, 015-311-02 015-311-18, and 015-311-19
24 located in Lyon County, Nevada;

25 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS
26 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with
27 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.
28 071-02-000-005 and 071-02-000-013 located in Clark County, Nevada;

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IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-013 located in Clark County, Nevada has been and is conveyed to Plaintiff;

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-005 located in Clark County, Nevada has been and is conveyed to Plaintiff; and


IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 079-150-12 located in Washoe County, Nevada has been and is conveyed to Plaintiff.

DATED: This 19th day of January, 2021.



JAMES T. RUSSELL
DISTRICT COURT JUDGE

Respectfully submitted by:



Matthew D. Francis, SBN 6978
Brownstein Hyatt Farber Schreck, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-4100