



December 9, 2014

MICHAEL D. ROUNDS<sup>1</sup>  
MATTHEW D. FRANCIS<sup>2</sup>

ARTHUR A. ZORIO<sup>1</sup>  
ADAM P. McMILLEN<sup>2</sup>  
ADAM YOWELL<sup>1</sup>  
STEVEN CALOIARO<sup>1</sup>  
RYAN CUDNIK<sup>3</sup>

OF COUNSEL-  
KELLY G. WATSON<sup>1</sup>  
MARC D. FOODMAN<sup>1,3</sup>  
STEVEN T. POLIKALAS<sup>1,4</sup>

<sup>1</sup> Also licensed in California  
<sup>2</sup> Also licensed in Utah  
<sup>3</sup> Also licensed in Massachusetts  
<sup>4</sup> Also licensed in Tennessee  
<sup>5</sup> Also licensed in Washington, D.C.  
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Reply to: Reno

Clark County Sheriff  
Civil Division  
301 Clark Avenue  
Sixth Floor  
Las Vegas, NV 89101

Attn: Cathy Levy, Legal Office Services Supervisor

Re: Jed Margolin v. Zandian, et al.  
Date of Sale: December 9, 2014 at 9:00 and 9:15  
**Clark County APN(s): 071-02-000-005 and 071-02-000-013**

Dear Cathy:

Enclosed please find the following:

1. Two (2) Sheriff's Certificate of Sale of Real Property regarding APN: 071-02-000-005;
2. Watson Rounds check payable to Clark County Sheriff in the amount of \$100.00 in payment of the commission for sale of APN: 071-02-000-005;
3. Two (2) Sheriff's Certificate of Sale of Real Property regarding APN: 071-02-000-013;
4. Watson Rounds check payable to Clark County Sheriff in the amount of \$180.00 in payment of the commission for sale of APN: 071-02-000-013.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Adam P. McMillen, Esq.  
Email: amcmillen@watsonrounds.com  
WATSON ROUNDS

Enclosures

1 Matthew D. Francis (6978)  
 Adam P. McMillen (10678)  
 2 WATSON ROUNDS  
 5371 Kietzke Lane  
 3 Reno, NV 89511  
 Telephone: 775-324-4100  
 4 Facsimile: 775-333-8171  
*Attorneys for Plaintiff Jed Margolin*

5  
 6  
 7 **In The First Judicial District Court of the State of Nevada**  
 8 **In and for Carson City**  
 9

10  
 11 JED MARGOLIN, an individual,  
 12 Plaintiff,

Case No.: 090C00579 1B

Dept. No.: 1

13 vs.

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

22  
 23 **SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

24 Under, and by virtue of a Writ of Execution issued on a judgment entered out of the  
 25 above-entitled court on June 24, 2014 in favor of JED MARGOLIN, Judgment Creditor and  
 26 against Defendants, jointly and severally as Judgment Debtor, the undersigned was  
 27 commanded to satisfy such judgment, together with interest and costs, out of the real property,  
 28 all of which more fully appears from such Writ of Execution.

1 I, the undersigned Deputy Sheriff of Clark County, State of Nevada, do hereby certify  
 2 that I have levied on the real property situated in Clark County, Nevada, and on December 9,  
 3 2014 at 9:15 a.m., caused the same to be sold at public auction according to the statutes of the  
 4 State of Nevada, and after due and legal notice, all the rights, title and interest of  
 5 Defendants/Judgment Debtor herein and to the following described real property located in the  
 6 County of Clark, State of Nevada, as follows:

7 Clark County APN: 071-02-000-005  
 8 Situs: Moapa Valley  
 9 Legal Description: PT NE4 NE4 SEC 02 16 68  
 Section 02, Township 16, Range 68

10 That all the interest of Clark County APN: 071-02-000-005 was purchased for the sum  
 11 of Eight Thousand Dollars (\$8,000.00), by Adam P. McMillen, Esquire, agent for Watson  
 12 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real  
 13 property as stated herein is subject to redemption for one (1) year from the date of sale for the  
 14 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in  
 15 current, lawful money of the United States of America.

17 DOUGLAS GILLESPIE  
 18 SHERIFF OF CLARK COUNTY

19 By: \_\_\_\_\_  
 20 Deputy

21 COUNTY OF CLARK )  
 22 ) ss:  
 STATE OF NEVADA )

23 On this \_\_\_\_ day of \_\_\_\_\_, 2014, there appeared before me \_\_\_\_\_,  
 24 a Deputy Sheriff of Clark County, who is known to me, and who acknowledged to me that he  
 25 executed the Sheriff's Certificate of Sale set forth herein, and who acknowledged that the  
 26 information contained therein is true and that he executed his signature thereon freely and  
 27 voluntarily for the purposes set forth therein.

28 \_\_\_\_\_  
 Notary Public, in and for said  
 County and State

3876

**WATSON ROUNDS**  
A PROFESSIONAL CORPORATION  
5371 KIETZKE LANE  
RENO, NV 89511  
(775) 324-4100

**CITY NATIONAL BANK**  
16-1606-1220

PAY \*\*\* One Hundred \*\*\*\*\*  
TO THE ORDER OF

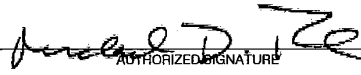
00/100  
DATE

AMOUNT

Dec 09, 2014

\$100.00

Clark County Sheriff

  
AUTHORIZED SIGNATURE

FD Security features. Details on back.

⑈003876⑈ ⑆122016066⑆ 368⑈371564⑈

**WATSON ROUNDS**

3876

Date: Dec 09/14 Matter #: 5457.01

Payable To: Clark County Sheriff

Amount: \$100.00 Claim Number:

Client: Margolin, Jed

Matter Description: Patent theft analysis & litigation

Explanation: Commission on Sale - APN: 071-02-000-005

Invoice #:

1 Matthew D. Francis (6978)  
 Adam P. McMillen (10678)  
 2 WATSON ROUNDS  
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 4 State of Nevada, and after due and legal notice, all the rights, title and interest of  
 5 Defendants/Judgment Debtor herein and to the following described real property located in the  
 6 County of Clark, State of Nevada, as follows:

7 Clark County APN: 071-02-000-013  
 8 Situs: Moapa Valley  
 9 Legal Description: PT SE4 NE4 SEC 02 16 68  
 Section 02, Township 16, Range 68

10 That all the interest of Clark County APN: 071-02-000-013 was purchased for the sum  
 11 of Sixteen Thousand Dollars (\$16,000.00), by Adam P. McMillen, Esquire, agent for Watson  
 12 Rounds, on behalf of Judgment Creditor Jed Margolin, which was the highest bidder. The real  
 13 property as stated herein is subject to redemption for one (1) year from the date of sale for the  
 14 full purchase price plus one-percent (1%) per month pursuant to NRS 21.210 et seq, payable in  
 15 current, lawful money of the United States of America.  
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**CITY NATIONAL BANK**  
16-1606-1220

PAY \*\*\* One Hundred Eighty \*\*\*\*\*  
TO THE ORDER OF

00/100  
DATE

AMOUNT

Dec 09, 2014

\$180.00

Clark County Sheriff

  
AUTHORIZED SIGNATURE

Security features. Details on back.

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**WATSON ROUNDS**

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