

**Brownstein Hyatt  
Farber Schreck**

September 7, 2016

Nancy Lindsley  
Paralegal  
775.324.4100 tel  
775.333.8171 fax  
nlindsley@bhfs.com

Clark County Sheriff  
Civil Division  
302 E. Carson Avenue, 5<sup>th</sup> Floor  
Las Vegas, NV 89101

Attn: Cathy Levy, Legal Office Services Supervisor

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

Dear Cathy:

Thank you for your telephone call regarding the content of the Sheriff's Deeds. I have revised the Sheriff's Deeds according to your instructions, to include the property description from the Certificates of Sale and to include the times of sale. The two (2) revised Sheriff's Deeds for the above-referenced real properties are enclosed.

Please contact me if you have any questions. Thanks again for your assistance.

Sincerely,

  
Nancy Lindsley

Enclosures  
cc: Client

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5371 Kietzke Lane  
Reno, NV 89511  
main 775.324.4100

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775 324-4100

1 Adam P. McMillen, Bar No. 10678  
2 [amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)  
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP  
4 5371 Kietzke Lane,  
5 Reno, Nevada 89511  
6 Telephone: (775) 324-4100  
7 Facsimile: (775) 333-8171  
8 Attorney for Plaintiff JED MARGOLIN

8 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA  
9 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,  
12 Plaintiff,

CASE NO.: 090C00579 1B

DEPT NO.: 1

13 v.

**SHERIFF'S DEED**

14 OPTIMA TECHNOLOGY  
15 CORPORATION, a California  
16 corporation, OPTIMA TECHNOLOGY  
17 CORPORATION, a Nevada corporation,  
18 REZA ZANDIAN aka GOLAMREZA  
19 ZANDIANJAZI aka GHOLAM REZA  
20 ZANDIAN aka REZA JAZI aka J. REZA  
21 JAZI aka G. REZA JAZI aka  
22 GHONOREZA ZANDIAN JAZI, an  
23 individual, DOES Companies 1-10, DOE  
24 Corporations 11-20, and DOE Individuals  
25 21-30,  
26 Defendants.

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

24 THIS DEED is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by JOSEPH M.  
25 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.  
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Reno, Nevada 89511  
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**WITNESSETH**

THAT by virtue of an Execution issued by the First Judicial District Court of the State of Nevada, in and for Carson City, in the case of Jed Margolin, Plaintiff vs. Reza Zandian, Defendant, Case No.090C00579 1B in said Court, I, Joseph M. Lombardo, as Sheriff of Clark County, Nevada, did cause due notice thereof to be given of sale of the following described real property located in the County of Clark, State of Nevada, as follows:

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

Such real property located in Moapa Valley, Clark County, Nevada 89040, is more particularly described as follows:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-005

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9<sup>th</sup> day of December, 2014 at 9:00 a.m., at public auction, and that Judgment Creditor Jed Margolin did cause a bid to be made in the sum of Eight Thousand Dollars (\$8,000.00); that pursuant to said sale, a Certificate of Sale was executed by the Sheriff of Clark County on December 30, 2014 and recorded in Clark County, Nevada, records, and one (1) year having elapsed since the sale of said property on December 30, 2015.

NOW, THEREFORE, I, the said JOSEPH M. LOMBARDO, do hereby grant to Plaintiff Jed Margolin without warranty, all of the right, title and interest of Defendant Reza Zandian in

BROWNSTEIN HYATT FARBER SCHRECK, LLP  
5371 Kierzkle Lane  
Reno, Nevada 89511  
775-324-4100

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and to the property described above subject to all liens and encumbrances of record.

JOSEPH M. LOMBARDO  
CLARK COUNTY SHERIFF

BY: \_\_\_\_\_  
Deputy, Sheriff

STATE OF NEVADA        )  
  )ss:  
COUNTY OF CLARK        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me a Notary Public in and for said County and State, personally appeared, \_\_\_\_\_, known to me to be a Deputy Sheriff of Clark County, Nevada, and the person who executed the foregoing instrument, who duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

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6 Telephone: (775) 324-4100  
7 Facsimile: (775) 333-8171  
8 Attorney for Plaintiff JED MARGOLIN

8 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA  
9 IN AND FOR CARSON CITY

11 JED MARGOLIN, an individual,  
12 Plaintiff,

CASE NO.: 090C00579 1B

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13 v.

**SHERIFF'S DEED**

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

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25 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.  
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WITNESSETH

THAT by virtue of an Execution issued by the First Judicial District Court of the State of Nevada, in and for Carson City, in the case of Jed Margolin, Plaintiff vs. Reza Zandian, Defendant, Case No.090C00579 1B in said Court, I, Joseph M. Lombardo, as Sheriff of Clark County, Nevada, did cause due notice thereof to be given of sale of the following described real property located in the County of Clark, State of Nevada, as follows:

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

Such real property located in Moapa Valley, Clark County, Nevada 89040, is more particularly described as follows:

THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-013

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9<sup>th</sup> day of December, 2014 at 9:15 a.m., at public auction, and that Judgment Creditor Jed Margolin did cause a bid to be made in the sum of Sixteen Thousand Dollars (\$16,000.00); that pursuant to said sale, a Certificate of Sale was executed by the Sheriff of Clark County on December 30, 2014 and recorded in Clark County, Nevada, records, and one (1) year having elapsed since the sale of said property on December 30, 2015.

NOW, THEREFORE, I, the said JOSEPH M. LOMBARDO, do hereby grant to Plaintiff Jed Margolin without warranty, all of the right, title and interest of Defendant Reza Zandian in

BROWNSTEIN HYATT FABER SCHRECK, LLP  
5371 Kieckhefer Lane  
Reno, Nevada 89511  
775-324-4100

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and to the property described above subject to all liens and encumbrances of record.

JOSEPH M. LOMBARDO  
CLARK COUNTY SHERIFF

BY: \_\_\_\_\_  
Deputy, Sheriff

STATE OF NEVADA        )  
                                  )ss:  
COUNTY OF CLARK     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me a Notary Public in and for said County and State, personally appeared, \_\_\_\_\_, known to me to be a Deputy Sheriff of Clark County, Nevada, and the person who executed the foregoing instrument, who duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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Notary Public, in and for said County and State