

**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, 5th 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:

Enclosed are Sheriff's Deeds for the above-referenced real properties which were sold on December 9, 2014. The redemption period has expired and we request that the enclosed Sheriff's Deeds be executed for recording.

I am also enclosing our firm's check payable to Clark County Sheriff in the amount of \$40.00 in payment of the required fee for the two deeds.

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

Sincerely,


Nancy Lindsley

Enclosures
cc: Client

055457\0001\15040374.1

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
amcmillen@bhfs.com
2 BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane,
3 Reno, Nevada 89511
Telephone: (775) 324-4100
4 Facsimile: (775) 333-8171

5 Attorney for Plaintiff JED MARGOLIN
6
7

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

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

CASE NO.: 090C00579 1B
DEPT NO.: 1

SHERIFF'S DEED

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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BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
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 property located in Moapa Valley, Clark County, Nevada 89040, 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 9th day of December, 2014 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 and to the property described above subject to all liens and encumbrances of record.

JOSEPH M. LOMBARDO
CLARK COUNTY SHERIFF

BY: _____
Deputy, Sheriff

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

1 STATE OF NEVADA)
)ss:
2 COUNTY OF CLARK)

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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

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

1 Adam P. McMillen, Bar No. 10678
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2 BROWNSTEIN HYATT FARBER SCHRECK, LLP
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3 Reno, Nevada 89511
Telephone: (775) 324-4100
4 Facsimile: (775) 333-8171

5 Attorney for Plaintiff JED MARGOLIN
6
7

8 IN THE FIRST JUDICIAL COURT OF THE STATE OF NEVADA

9 IN AND FOR CARSON CITY

10

11 JED MARGOLIN, an individual,

CASE NO.: 090C00579 1B

12 Plaintiff,

DEPT NO.: 1

13 v.

SHERIFF'S DEED

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

20 Defendants.

21

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

24

THIS DEED is made on this _____ day of _____, 2016, by JOSEPH M.

25

26 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.
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BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada 89511
775-324-1100

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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 property located in Moapa Valley, Clark County, Nevada 89040, 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 9th day of December, 2014 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 and to the property described above subject to all liens and encumbrances of record.

JOSEPH M. LOMBARDO
CLARK COUNTY SHERIFF

BY: _____
Deputy, Sheriff

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

1 STATE OF NEVADA)
2)ss:
3 COUNTY OF CLARK)

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

9 _____
Notary Public, in and for said County and State

**Brownstein Hyatt
Farber Schreck**

34384: Clark County Sheriff

263501

Invoice	Invoice Date	Description	Amount
08/25/2016	08/25/2016	Redemption Deeds for two (2) Clark County Properties 055457.0001	40.00
		Check Total	\$ 40.00

THE FACE OF THIS CHECK IS PRINTED BLUE-THE BACK CONTAINS A SIMULATED WATERMARK

**Brownstein Hyatt
Farber Schreck**

Brownstein Hyatt Farber Schreck, LLP
410 Seventeenth Street, Suite 2200
Denver, Colorado 80202-4432

KeyBank National Association
Denver, CO 80202
82-7026/3070

263501

KeyBank - Operating

August 25, 2016

PAY Forty and 00/100 Dollar(s)

\$ *****40.00

TO THE ORDER OF Clark County Sheriff
Clark County Sheriff

NOT NEGOTIABLE AFTER SIX MONTHS


AUTHORIZED SIGNATURE



⑈ 263501⑈ ⑆ 307070267⑆ 082123932⑈