

# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 079-150-12
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

### 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

3. Total Value/Sales Price of Property: \$ 15,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 15,000.00  
 Real Property Transfer Tax Due: \$ 61.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: N/A  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 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 *Sharon M. Miller* Capacity Attorney for Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Sheriff of Washoe County</u>	Print Name: <u>Jed Margolin c/o Brownstein Hyatt Farber et al</u>
Address: <u>911 E. Parr Blvd.</u>	Address: <u>5371 Kietzke Lane</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89512</u>	State: <u>NV</u> Zip: <u>89511</u>

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**Brownstein Hyatt  
Farber Schreck**

14669: Washoe County Recorder

263846

Invoice	Invoice Date	Description	Amount
09/07/2016 - 2	09/07/2016	Transfer of Real Property Upon Execution 055457.0001	79.50
		<b>Check Total</b>	<u>\$ 79.50</u>

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

263846

KeyBank - Operating

September 08, 2016

PAY Seventy-Nine and 50/100 Dollar(s)

\$ \*\*\*\*\*79.50

TO THE  
ORDER  
OF

Washoe County Recorder

NOT NEGOTIABLE AFTER SIX MONTHS

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE



⑈ 263846⑈ ⑆ 307070267⑆ 082123932⑈

APN: 079-150-12

Mail Tax Statements To:  
Grantee at address stated below

When recorded, mail to:  
Grantee at address stated below

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

(Rev. 1-31-2013)

**SHERIFFS DEED UPON EXECUTION OF REAL PROPERTY**  
(NRS 21.220)

**Grantor:** Chuck Allen,  
Sheriff of Washoe County

**Grantee:** Jed Margolin  
c/o Brownstein, Hyatt, Farber, Schreck  
5371 Kietzke Lane  
Reno, NV 89511

**Property:** APN: 079-150-12 The Southwest Quarter (SW1/4) of Section 25, Township 21 North, Range 23 East, M.D.M.

**Recitals**

WHEREAS:

A. A Writ of Execution (Real Property) was entered on June 24, 2013 by the First Judicial District Court in Case No. 090C005791B (Jed Margolin, an individual – “Judgment Creditor”-- vs. Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30 – “Judgment Debtors”-- ) instructing the Sheriff of Washoe County to execute on the above described Property.

B. Pursuant to notice of sale duly given to the Judgment Debtors as required by law, a sale of the Property was conducted at 9 a.m. on April 3, 2015, on the courthouse steps of the Second Judicial District Court, and the above named Grantee submitted a credit bid for \$15,000.00 and was the highest bidder at the sale;


C. A Sheriff's Certificate of Sale of Property for the property was executed by an authorized agent of the Washoe County Sheriff and delivered on or about April 3, 2015 to the above named Grantee, and was recorded as Document 4456017 in the Official Records of Washoe County, Nevada, on April 9, 2015;

D. No notice of redemption has been tendered by any person to the Sheriff as of the date of this deed, and therefore the Property was not redeemed within one year from the date of the sale, and the Grantee has asked for a Sheriff's Deed under NRS 21.220.

**Conveyance**

The Sheriff of Washoe County, for valuable consideration in hand and received, hereby grants and conveys to Grantee all of the rights, title interest and claim belonging to Judgment Debtors, Optima Technology Corporation, a California corporation, Optima Technology Corporation, a Nevada corporation, Reza Zandian aka Golamreza Zandianjazi aka Gholam Reza Zandian aka Reza Jazi aka J. Reza Jazi aka G. Reza Jazi aka Ghononreza Zandian Jazi, an individual, DOE Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30, in and to that Property described above and all improvements thereon and all appurtenances thereto.

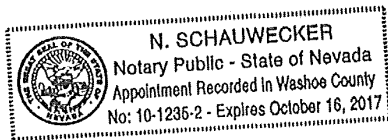
Executed this 2nd day of September, 2016.

  
\_\_\_\_\_  
Tom Green,  
Chief Deputy of Washoe County

State of Nevada     )  
                                  )  
County of Washoe    )

**Acknowledgement in representative capacity**  
(NRS 240.1665)

This instrument was acknowledged before me on 9-2-16 by TOM GREEN as Chief Deputy of the Washoe County Sheriff's Office



  
\_\_\_\_\_  
Notary Public