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Inst #: 20161019-0000379
Fees: \$20.00 N/C Fee: \$25.00
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10/19/2016 09:11:07 AM
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CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
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APN# 071-02-000-005

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

SHERIFF'S DEED

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Grantee

RETURN TO: Name Jed Margolin c/o Brownstein Hyatt Farber Schreck

Address 5371 Kietzke Lane

City/State/Zip Reno, Nevada 89511

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name same as above

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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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
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
9 Attorney for Plaintiff JED MARGOLIN
10

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

14 JED MARGOLIN, an individual,
15
16 Plaintiff,

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

17 v.

SHERIFF'S DEED

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

RECEIVED
2016 SEP 27 P 3:16
CLARK COUNTY SHERIFF

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

24 THIS DEED is made on this 28th day of September, 2016, by JOSEPH M.
25 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.
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BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kierulke Lane
Reno, Nevada 89511
775-324-4100

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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, et al., 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 is raw land 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 9th day of December, 2014 at 9:00 a.m., at public auction, and that Adam McMillen, gent for Watson Rounds, on behalf of Judgment Creditor Jed Margolin, did cause a bid to be made in the sum of Eight Thousand Dollars and 00/100 (\$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

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

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Jed Margolin without warranty, all of the right, title and interest of Defendant Reza Zandian, et al., in and to the property described above subject to all liens and encumbrances of record.

JOSEPH M. LOMBARDO
CLARK COUNTY SHERIFF

BY: *Joseph Lombardo P9565*
Deputy, Sheriff

J. Lombardo
Sr. Deputy Sheriff
Sheriff's Civil Section

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On this 28th day of September, 2016, before me a Notary Public in and for said County and State, personally appeared, J. LOMBARDO, 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.

Catherine Levy

Notary Public, in and for said County and State



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor Parcel Number(s)
 - a. 071-02-000-005 _____
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input checked="" type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes:	

- 3.a. Total Value/Sales Price of Property \$ 8,000.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ 40.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- 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 parties agree that 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 *Adam P. McMillen* Capacity: Attorney for Grantee
 Adam P. McMillen

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clark County Sheriff-Civil
 Address: 302 E. Carson Avenue, 5th Floor
 City: Las Vegas
 State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jed Margolin
 Address: c/o Brownstein Hyatt Farber, et al
 City: 5371 Kietzke Lane, Reno
 State: Nevada Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED