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**In The First Judicial District Court of the State of Nevada
In and for Carson City**

JED MARGOLIN, an individual,

Plaintiff,

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,**

Defendants.

Case No.: 090C00579 1B

Dept. No.: 1

**REPLY IN SUPPORT OF MOTION
FOR JUDGMENT DEBTOR
EXAMINATION AND TO PRODUCE
DOCUMENTS AND OPPOSITION TO
DEFENDANT REZA ZANDIAN'S
MOTION FOR PROTECTIVE
ORDER**

I. DISCOVERY OF ZANDIAN'S ASSETS IS PROPER

The purpose of the requested post-judgment discovery is to discover Defendant Reza Zandian's ("Zandian") assets to satisfy the Judgment. Zandian has not been willing to post a supersedeas bond while the appeal process is completed and Zandian has not provided any information about his assets in order to satisfy the Judgment. Also, subsequent to the appeal in this matter, Plaintiff has learned of several instances where Zandian has transferred assets to third-parties in an apparent attempt to place assets out of reach. It is reasonable to believe Zandian has assets which cannot be discovered unless Zandian is compelled by Order of the

1 Court to disclose them. The following information demonstrates the appropriateness and
2 reasonableness of the requested discovery.

3 On March 27, 2015, Zandian resigned as an officer from Sparks Village LLC and I-50
4 Plaza LLC. See Exhibits 1 and 2. Both companies own valuable real estate. It is unknown if
5 Zandian cashed out of those businesses or what he has done with his ownership interests.

6 Also, Sean Fayeghi, who was served with one of the subpoenas Zandian is now asking to be
7 quashed, is also the registered agent for and an officer of both companies. Mr. Fayeghi is also
8 listed as the registered agent for 11000 Reno Highway, Fallon L.L.C., which is still an active
9 company and Zandian is listed as an active member with a San Diego, California address. See
10 Exhibit 3.

11 On April 30, 2015, Zandian was removed as a managing member of Stagecoach Valley
12 LLC. See Exhibit 4. Zandian's address was listed as being in Carson City, Nevada. See *id.*
13 Zandian was removed as managing member by Sassan Chakamian, who is also a managing
14 member of Stagecoach Valley LLC and Mr. Chakamian was also served with one of the
15 subpoenas Zandian now seeks to quash. See *id.* Bijan Akhavan also serves as a managing
16 member of Stagecoach Valley LLC and Mr. Akhavan was also served with one of the
17 subpoenas Zandian now seeks to quash. See *id.*

18 Zandian is an active member of Elko North 5th Avenue LLC. See Exhibit 5. Zandian
19 lists a Carson City, Nevada, address for this LLC. See *id.* Also, the Chakamian 2004 Trust is
20 an active member of this LLC which is associated with Sassan Chakamian who was also
21 served with a subpoena that Zandian now seeks to quash.

22 Zandian also seeks to quash the subpoena to State Agent and Transfer Syndicate, Inc.,
23 which is the registered agent of Elko North 5th Avenue LLC and Stagecoach Valley LLC. See
24 Exhibits 4 and 5.

25 Zandian had an interest in a 40 acre property in Lyon County that he gave up last year.
26 See Exhibit 6.

27 Zandian dirtied the titles to all other real property he owns in Nevada. The settlement
28 conference for the appeal of this matter took place on May 21, 2014. The day before, on May

1 20, 2014, Zandian signed documents to dirty the titles to six parcels in Lyon County, which
2 were then recorded May 21, 2014. See Exhibits 7-9.¹ These documents transferred Zandian's
3 interest in the properties to Alborz Zandian and Niloofar Foughani Zandian. *Id.* These
4 documents also state that the transfers were made "per financial agreement entered into in Las
5 Vegas, Nevada and dated August 21, 2003." *Id.* However, all six parcels were purchased by
6 Zandian after the purported August 21, 2003 "financial agreement." See Exhibits 10-12.
7 None of the purchase documents refer to the alleged "financial agreement." *Id.* Also, the
8 "financial agreement" has never been produced or recorded with any Nevada county.

9 On March 18, 2014, Zandian similarly dirtied the titles to three parcels in Churchill
10 County, per the same August 21, 2003 "financial agreement." See Exhibits 13-15.² All of
11 these parcels were purchased after August 21, 2003 and none of the purchase documents refer
12 to the alleged "financial agreement." See Exhibits 16-18.

13 On March 17, 2014, Zandian similarly dirtied the title to one parcel in Elko County,
14 per the same August 21, 2003 "financial agreement." See Exhibit 19.³ This parcel was also
15 purchased after August 21, 2003 and the purchase documents do not refer to the alleged
16 "financial agreement." See Exhibit 20.

17 On May 30, 2014, Zandian similarly dirtied the titles to two parcels in Clark County,
18 per the same August 21, 2003 "financial agreement." See Exhibits 21-22.⁴ All of these
19 parcels were purchased after August 21, 2003 and none of the purchase documents refer to the
20 alleged "financial agreement." See Exhibits 23-24.

21 On March 18, 2014, Zandian similarly dirtied the title to one parcel in Washoe County,
22 per the same August 21, 2003 "financial agreement." See Exhibit 25.⁵ This parcel was also
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25 ¹ Zandian personally appeared before a notary in Carson City, Nevada, to sign the documents. See Exhibits 7-9.

26 ² Zandian personally appeared before a notary in Carson City, Nevada, to sign the documents. See Exhibits 13-
15.

27 ³ Zandian personally appeared before a notary in Carson City, Nevada, to sign the document. See Exhibit 19.

28 ⁴ Zandian personally appeared before a notary in Carson City, Nevada, to sign the documents. See Exhibits 21-
22.

⁵ Zandian personally appeared before a notary in Carson City, Nevada, to sign the document. See Exhibit 25.

1 purchased after August 21, 2003 and the purchase documents do not refer to the alleged
2 “financial agreement.” See Exhibit 26.

3 It appears Zandian dirtied the title to nine (9) other parcels in Washoe County as well.⁶
4 On August 1, 2003, Zandian received title to the nine parcels. See Exhibit 27. On July 31,
5 2003, Niloo Far Foughani transferred her interests in four of the same parcels to Zandian. See
6 Exhibit 28. On June 22, 2007, John Peter Lee filed a Judgment Confirming Arbitration Award
7 with the Washoe County Recorder indicating Zandian was given title to the nine Pah Rah
8 properties free and clear. See Exhibit 29 (selected portions attached). On March 18, 2014, a
9 grant deed was filed by Zandian transferring his interest in the nine Pah Rah properties to
10 Alborz Zandian and Niloofar Foughani “per financial agreement entered into in Las Vegas,
11 Nevada and dated 08-21-2003,” as he has done with the previously mentioned properties. See
12 Exhibit 30.⁷ While the nine Pah Rah properties were initially purchased before the alleged
13 August 21, 2003 “financial agreement,” there is no evidence, before the March 18, 2014 filing,
14 that such an agreement existed or was ever recorded.

15 The above issues, coupled with Zandian’s history of evading any kind of discovery and
16 process in this matter, demonstrate that the requested Order for discovery of Zandian’s assets
17 is reasonable and appropriate.

18 II. LEGAL ARGUMENT

19 A. Zandian Can Be Made To Appear Before This Court For A 20 Debtor’s Examination

21 Zandian asserts he resides in France and cannot be compelled to appear at a debtor’s
22 examination in Carson City, Nevada. See Opposition at 3:15-18. However, Zandian has not
23 provided any proof he resides in France. No utility bills. No billing statements. Nothing.⁸
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26 ⁶ These parcels are known as the “Pah Rah” properties.

27 ⁷ Zandian personally appeared before a notary in Carson City, Nevada, to sign the document. See Exhibit 30.

28 ⁸ Zandian should not be allowed to respond to this reply with regards to the Motion for Debtor’s Examination and the requested discovery from Zandian in its response to Plaintiff’s opposition to the motion for protective order as the protective order only pertains to the subpoenas addressed to third-parties. Otherwise, Plaintiff requests it be allowed to respond to any further response to this motion.

1 Further, the evidence available shows addresses for Zandian in Carson City and that Zandian
2 signs documents in Carson City. See Exhibits 4, 5, 7-9, 13-15, 19, 21-22, 25, 30.

3 Also, Zandian listed a Las Vegas address on his 2014 Schedule K-1 (Form 1065) for
4 Dayton Plaza LLC, of which he is an active member. See Exhibit 31. The IRS instructions for
5 Form 1065 state in pertinent part as follows: "Foreign address. If the partner has a foreign
6 address, enter the information in the following order: City or town, state or province, country
7 and ZIP or foreign postal code. Follow the country's practice for entering the postal code. Do
8 not abbreviate the country name." See Exhibit 32. The IRS instructions further state as
9 follows:
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11 If the partnership's address is outside the United States or its possessions or
12 territories, enter the information on the line for "City or town, state or province,
13 country, and ZIP or foreign postal code" in the following order: city, province
14 or state, and the foreign country. Follow the foreign country's practice in
15 placing the postal code in the address. Do not abbreviate the country name.

16 If the partnership has changed its address since it last filed a return (including a
17 change to an "in care of" address), check box G(4) for "Address change."

18 See Exhibit 33. Zandian did not provide his French address to the IRS. If he resided in
19 France, he should have provided any such French address to the IRS. There is no evidence he
20 ever provided an address change indicating he lives in France. There is no evidence he resides
21 in France besides his own self-serving statements.

22 In short, the evidence indicates Zandian resides and does business throughout Nevada,
23 including Carson City, Nevada. Therefore, Zandian should be compelled to appear for a
24 debtor's examination before this Court.

25 Moreover, Nevada case law supports this Court ordering Zandian to appear at a
26 debtor's examination before this Court in Carson City even if he were not a resident of
27 Nevada. Pursuant to a motion for debtor's examination, the court in *Rausch v. World Series of*
28 *Golf, Inc.*, No. 2:10-CV-00412-KJD, 2012 WL 1517294, at *1 (D. Nev. Apr. 23, 2012)
ordered "defendant World Series of Golf, Inc. to appear [...] for a debtor examination to be

1 conducted in accordance with the provisions of NRS 21.270.” *Id.* The *Rausch* court stated
2 that “[f]ailure to appear may result in sanctions. See NRS 21.270(3).” *Id.* Before the
3 examination, counsel for the defendant sent a letter to plaintiff’s counsel stating he was not
4 aware of any defendant officers that “reside in Clark County or the state of Nevada,” and he
5 had not been able to procure a company representative to appear at the debtor’s examination.
6 *Id.* Defense counsel also stated he was providing advance notice so as to “avoid unnecessary
7 costs associated with hiring a court reporter or otherwise preparing for the examination.” *Id.*
8 Plaintiff’s counsel then called defense counsel and indicated he was going forward with the
9 examination. *Id.*

11 Plaintiff’s counsel in the *Rausch* case “attempted to take the exam of defendant, but
12 neither an agent nor a representative of [the defendant] appeared.” *Id.* “At the judgment
13 debtor exam, plaintiff’s counsel called defense counsel to allow defense counsel to make a
14 record.” *Id.* “Defense counsel stated on the record that he was unable to procure a
15 representative to appear at the judgment debtor exam.” *Id.* “Plaintiff’s counsel asserted that
16 he intended on seeking sanctions from the court for defendant’s failure to appear at the
17 judgment debtor exam.” *Id.*

19 Pursuant to a motion for contempt sanctions for the defendant not appearing at the
20 debtor’s examination, the *Rausch* court found the defendant “did not attempt to appear or
21 reschedule the judgment debtor exam, and therefore violated the court’s order beyond
22 substantial compliance.” *Id.* (citation omitted). The *Rausch* court recommended a finding of
23 criminal contempt and recommended a \$2,000 sanction for defendant’s failure to obey the
24 order to appear at the debtor’s examination. *Id.* Further, the *Rausch* court recommended the
25 District Judge order plaintiff to schedule the judgment debtor exam to occur at the federal
26 courthouse in Las Vegas and order defendant to appear. *Id.* It was also recommended that if
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1 defendant did not appear at the second debtor's exam that defendant be sanctioned \$500 a day
2 until a representative of defendant appears at the judgment debtor exam. *Id.*

3 **B. The Documents Sought From Zandian Are Reasonably Calculated**
4 **To Lead To The Discovery Of Zandian's Assets**

5 Zandian makes a groundless/baseless assertion that Plaintiff's requests for documents
6 from Zandian in aid of execution of the Judgment are overbroad, oppressive, designed to
7 harass and are not likely to lead to the discovery of relevant evidence. Plaintiff, of course,
8 believes the requested documents are reasonable in time and scope and will lead to the
9 discovery of Zandian's assets.

10 "A judgment creditor can [...] conduct the ordinary methods of discovery in pursuit of
11 a judgment claim. 'In aid of the judgment or execution, the judgment creditor or his successor
12 in interest when that interest appears of record, may obtain discovery from any person,
13 including the judgment debtor, in the manner provided in these rules.'" *Greene v. Eighth*
14 *Judicial Dist. Court of Nevada ex rel. Cnty. of Clark*, 115 Nev. 391, 396, 990 P.2d 184, 186-87
15 (1999) (citing NRCp 69).

16 Zandian argues that requests "a, j and k" are limitless in duration. *See* Opposition at
17 4:16. However, request "a" on its face only requests records showing Zandian's current assets
18 as indicated by the language contained therein that states "assets that may be available for
19 execution to satisfy the Judgment..." *See* Motion at 2:1-5. Request "j" is limited in duration
20 as it requests the source of payment of Zandian's counsel in this matter. *See id.* at 2:24-25.
21 Therefore, this request would be limited at least to the time frame of this matter and is
22 therefore not "limitless." Request "k" is on its face without any time limit and Plaintiff would
23 be willing to agree to limit the request to any settlement agreements by which a party has
24 agreed to pay money to Zandian since the entering of the Judgment or upon which Zandian is
25 currently owed money.
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1 Zandian next argues that the remainder of the requests seek documents from 2007 to
2 the present and that it would be “highly unlikely” that documents going back to 2007 “will
3 provide information related to Zandian’s current assets available to pay the judgment against
4 him or to otherwise aid in the enforcement of the judgment.” See Opposition at 4:18-22.
5 However, as shown above, Zandian has recently filed documents with several Nevada counties
6 indicating there is an August 21, 2003 “financial agreement” whereby Zandian allegedly
7 transferred interests in property to others, even though at least in some instances Zandian had
8 not yet owned the property. This alone demonstrates the reasonableness of Plaintiff’s requests.
9 Also, Zandian signed the fraudulent assignment documents with the US Patent and Trademark
10 Office in 2007, which actions eventually led to the Judgment. See Complaint, filed 12/11/09,
11 ¶¶ 15-16. With Zandian’s recent dirtying of titles here in Nevada, it is reasonable to seek
12 discovery of documents going back to 2007 in order to understand any transfers of assets that
13 may have occurred from that time to the present.
14

15 **C. A Protective Order Prohibiting The Production Requested In The**
16 **Subpoenas Is Not Proper**

17 “[I]n accordance with Nev.Rev.Stat. 21.320, a ‘judge may order any property of the
18 judgment debtor to be applied toward satisfaction of the judgment, whether it is in the
19 possession of the judgment debtor or a third party, as long as it is not exempt from
20 execution.’” *Quiroz v. Dickerson*, No. 3:10-CV-00657-LRH, 2015 WL 321401, at *3 (D.
21 Nev. Jan. 23, 2015) (citing *Greene v. Eighth Judicial Dist. Court of Nevada*, 115 Nev. 391,
22 990 P.2d 184, 186 (1999)). Not only is the subpoena power available to a judgment creditor,
23 “a judge may (under circumstances set forth in the statute) order a third party in possession of
24 property of the judgment debtor to appear before the judge or a master to submit to
25 examination regarding such property.” *Greene*, 115 Nev. at 395-96, 990 P.2d at 186-87 (citing
26 NRS 21.300). “In aid of the judgment or execution, the judgment creditor or his successor in
27 interest when that interest appears of record, may obtain discovery from *any person*, including
28

1 the judgment debtor, in the manner provided in these rules.” *Greene*, 115 Nev. at 395-96, 990
2 P.2d at 186-87 (citing NRCP 69) (emphasis added).

3 It is undisputed Plaintiff can serve the subpoenas on the subject entities and
4 individuals. Zandian’s problem is that Plaintiff is asking for documents from the subject
5 entities and individuals, at all. There really is nothing more to Zandian’s argument.

6 In support of his argument, Zandian states he “in good faith” tried to “resolve this
7 discovery dispute without court action” and cites to Tara Zimmerman’s declaration.⁹ *See*
8 *Opposition* at 6:13-15. The sum total of her declaration regarding her attempt to resolve the
9 matter simply states that she called undersigned counsel and was unable to resolve the dispute.
10 *See id.* at Zimmerman Declaration, Exhibit 5, ¶¶ 5-6. The declaration leaves out the fact that
11 Ms. Zimmerman proposed to resolve the discovery dispute by offering to have Zandian
12 produce the records requested in the subpoenas instead of the subpoenaed parties. When the
13 undersigned agreed to such a resolution, Ms. Zimmerman immediately took that resolution off
14 the table and said she had not yet spoken with her client and then went on to say that the
15 parties could not resolve the discovery dispute even though Plaintiff was more than willing to
16 resolve the same.
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19 For the first time in his *Opposition*, Zandian now adds to his argument that the
20 requested documents are “extremely sensitive.” *See Opposition* at 6:16. However, according
21 to NRCP 26, that is not a basis upon which discovery may be halted. *See NRCP 26(b)*. While
22 “extremely sensitive” documents might appropriately be subject to a protective order, which
23 Plaintiff would have readily agreed to a protective order if the issue would have been brought
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27 ⁹ Counsel are attempting to resolve the issue related to the fact that Tara Zimmerman was a law clerk to Judge
28 James Russell at the same time this matter was pending before Judge Russell. To date, the matter has not been
resolved and therefore Plaintiff believes it is inappropriate for Ms. Zimmerman to represent Zandian until there
has been a resolution of the matter in accordance with the Nevada Rules of Professional Conduct, including
Rule 1.11.

1 up earlier, the documents should still be produced under the rules of discovery and in aid of
2 execution.

3 Zandian's assertion that the subpoenas have or will cause any annoyance,
4 oppressiveness, undue burden or undue expense is without merit. Plaintiff is the one who has
5 suffered these things over the years in trying to chase Zandian to the four corners of the earth
6 for simple information related to his assets. To show that this is the case, if Zandian were
7 serious about the arguments he is making in the Opposition, he would have already produced
8 all of the records related to his current assets for the last three years, which he says should be
9 the limit of discovery at this time. *See* Opposition at 9:12-14.
10

11 The subpoenas were sent to people and entities that Zandian has business dealings and
12 business interests with regards to Zandian's assets. It is highly likely the subpoenaed
13 discovery requests will aid in execution of the judgment by providing information about
14 Zandian's current assets. As Plaintiff has not been provided the requested documents by
15 Zandian himself, Plaintiff is left to search for the relevant information through the subpoenas.
16 As stated before, if Zandian provided the requested information, then Plaintiff would gladly
17 withdraw the subpoenas. However, this has not happened and given the difficulty of not
18 getting any discovery responses from Zandian, either before or after the judgment, even when
19 ordered to do so by this Court, Plaintiff must respectfully request that the Court deny
20 Zandian's efforts to thwart discovery in this matter at this time.
21

22 Additionally, with regard to the records requested of the subpoenaed parties, Plaintiff is
23 not aware of any rule that requires "concrete evidence of a concealed or fraudulently
24 transferred asset" before the discovery can go forward, as is advocated by Zandian. *See*
25 Opposition at 9:15-17.
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D. Plaintiff Requests A Hearing On The Motion And Opposition

Given the nature of the opposition and the motion for protective order, Plaintiff respectfully requests a hearing before the Court in order to resolve the current discovery issues as expeditiously as possible.

CONCLUSION

For the reasons stated above, Plaintiff Jed Margolin respectfully requests this Court grant the Motion for Debtor's Examination and deny Defendant Reza Zandian's Motion for Protective Order.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

The undersigned also declares under penalty of perjury that the foregoing is true and correct.

Dated this 10th day of July, 2015.

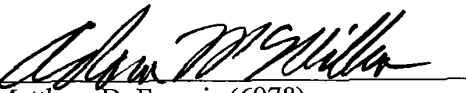
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EXHIBIT LIST

EXHIBIT NO.	DESCRIPTION	PAGE(S)
1	Nevada Secretary of State entity details for SPARKS VILLAGE, LLC	4
2	Nevada Secretary of State entity details for I-50 PLAZA, LLC	4
3	Nevada Secretary of State entity details for 11000 RENO HIGHWAY, FALLON, LLC	5
4	Nevada Secretary of State entity details for STAGECOACH VALLEY LLC.	5
5	Nevada Secretary of State entity details for ELKO NORTH 5 TH AVE, LLC	4
6	Lyon County Doc# 526743 – Trustee’s Deed recorded 10/15/2014 - APN: 021-451-22	6
7	Lyon County Doc# 521532 – Grant Deed recorded 5/21/2014 – APNs: 006-052-04, 006-052-05 & 006-052-06	6
8	Lyon County Doc# 521533 – Grant Deed recorded 5/21/2014 – APN: 015-311-02	4
9	Lyon County Doc# 521531 – Grant Deed recorded 5/21/2014, APNs: 015-311-18 & 015-311-19	5
10	Lyon County Doc# 342193 – Grant, Bargain and Sale Deed recorded 02/04/2005, APNs: 6-052-04, 6-052-05 & 6-052-06	6
11	Lyon County Doc# 403892 – Grant, Bargain and Sale Deed recorded 04/06/2007, APN: 15-311-02	4
12	Lyon County Doc# 344412 – Grant, Bargain and Sale Deed recorded 03/03/2005, APNs: 15-311-18 & 15-311-19	5
13	Churchill County Doc# 439670 – Grant Deed recorded 03/18/2014, APN: 007-151-12	5
14	Churchill County Doc# 439671 – Grant Deed recorded 03/18/2014, APN: 007-151-77	4
15	Churchill County Doc# 439672 – Grant Deed recorded 03/18/2014, APN: 009-33-104	4
16	Churchill County Doc# 383845 – Grant, Bargain and Deed recorded 07/10/2006, APN: 007-151-12	5
17	Churchill County Doc# 384273 – Grant, Bargain and Sale Deed recorded 07/27/2006, APN: 007-151-77	4

1	18	Churchill County Doc# 372686 – Grant, Bargain and Sale Deed recorded 07/06/2005, APN: 009-33-104	4
2			
3	19	Elko County Doc# 684351 – Grant Deed recorded 03/17/2014, APN: 001-660-034	6
4	20	Elko County Doc# 560545 – Grant, Bargain and Sale Deed recorded 09/26/2006, APN: 001-660-034	6
5			
6	21	Clark County Doc# 20140530-0001037 – Grant Deed recorded 05/30/2014, APN: 071-02-000-005	4
7	22	Clark County Doc# 20140530-0001038 – Grant Deed recorded 05/30/2014, APN: 071-02-000-013	4
8			
9	23	Clark County Doc# 20050419-0004639– Grant, Bargain and Sale Deed recorded 04/19/2005, APN: 071-02-000-005	4
10			
11	24	Clark County Doc# 20050420-0000563– Grant, Bargain and Sale Deed recorded 04/20/2005, APN: 071-02-000-013	4
12			
13	25	Washoe County Doc# 4335754– Grant Deed recorded 03/18/2014, APN: 079-150-12	3
14	26	Washoe County Doc# 3236343– Grant, Bargain and Sale Deed recorded 06/27/2005, APN: 079-150-12	3
15			
16	27	Washoe County Doc# 2900592– Grant, Bargain and Deed recorded 08/06/2003, APNs: 079-150-09, 079-150-10, 07-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17	8
17			
18	28	Washoe County Doc# 2900593– Grant, Bargain and Sale Deed recorded 08/06/2003, APN: 079-150-09, 079-150-10, 079-150-13, 084-130-07, 084-140-17	7
19			
20	29	Washoe County Doc# 3547263– Judgment Confirming Arbitration Award recorded 06/22/2007	16
21			
22	30	Washoe County Doc# 4335755– Grant Deed recorded 03/18/2014, APNs: 079-150-09, 070-150-10, 079-150-13, 084-040-02, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-140-17	7
23			
24	31	IRS Form 1065 - Dayton Plaza, LLC – 2014 Schedule K-1 Partner: Reza Zandian, 1401 Las Vegas Blvd South Las Vegas, NV 89104	2
25			
26	32	Instructions for Form 1065, page 26	2
27	33	Instructions for Form 1065, pages 15-16	3
28			

1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRC 5(b), I certify that I am an employee of Watson Rounds, and that on
3 this date, I deposited for mailing, in a sealed envelope, with first-class postage prepaid, a true
4 and correct copy of the foregoing document, **REPLY IN SUPPORT OF MOTION FOR**
5 **JUDGMENT DEBTOR EXAMINATION AND TO PRODUCE DOCUMENTS AND**
6 **OPPOSITION TO DEFENDANT REZA ZANDIAN'S MOTION FOR PROTECTIVE**
7 **ORDER**, addressed as follows:

8
9 Severin A. Carlson
10 Tara C. Zimmerman
11 KAEMPFER CROWELL
12 510 West Fourth Street
13 Carson City, NV 89703
14 Attorneys for Reza Zandian

15 Dated: July 10, 2015

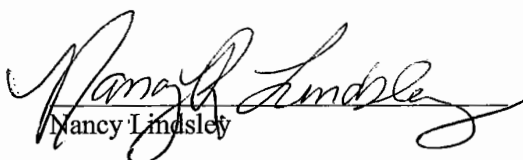
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Nancy Lindsley

Exhibit 1

Exhibit 1

SPARKS VILLAGE LLC

Business Entity Information			
Status:	Active	File Date:	12/15/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC29380-2004
Qualifying State:	NV	List of Officers Due:	12/31/2015
Managed By:	Managers	Expiration Date:	12/15/2504
NV Business ID:	NV20041295883	Business License Exp:	12/31/2015

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	SEAN S. FAYEGHI	Address 1:	1401 LAS VEGAS BLVD SOUTH
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89104
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

- Officers		<input checked="" type="checkbox"/> Include Inactive Officers	
Manager - SEAN S FAYEGHI			
Address 1:	1401 S. LAS VEGAS BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	
Status:	Historical	Email:	
Manager - SEAN S FAYEGHI			
Address 1:	1401 S. LAS VEGAS BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	USA
Status:	Active	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	91927	Country:	
Status:	Historical	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	91927	Country:	USA
Status:	Resigned	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC29380-2004-001	# of Pages:	1
File Date:	12/15/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC29380-2004-002	# of Pages:	1
File Date:	12/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		

Document Number:	20050561932-73	# of Pages:	1
File Date:	11/18/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070107298-06	# of Pages:	1
File Date:	2/8/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070801466-64	# of Pages:	1
File Date:	11/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080805719-20	# of Pages:	1
File Date:	12/10/2008	Effective Date:	
08-09			
Action Type:	Annual List		
Document Number:	20100743562-60	# of Pages:	1
File Date:	10/1/2010	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20130804561-10	# of Pages:	1
File Date:	12/9/2013	Effective Date:	
CERT OF REIN			
Action Type:	Reinstatement		
Document Number:	20130804562-21	# of Pages:	1
File Date:	12/9/2013	Effective Date:	
REIN 10-14			
Action Type:	Acceptance of Registered Agent		
Document Number:	20130804563-32	# of Pages:	1
File Date:	12/9/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140803811-48	# of Pages:	1
File Date:	12/11/2014	Effective Date:	
(No notes for this action)			
Action Type:	Resignation of Officers		
Document Number:	20150140032-78	# of Pages:	1
File Date:	3/27/2015	Effective Date:	
(No notes for this action)			



160103



BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov

**Certificate of Resignation of
Officer, Director, Manager,
Member, General Partner,
Trustee or Subscriber**

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20150140032-78
	Filing Date and Time 03/27/2015 11:52 AM
	Entity Number LLC29380-2004

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Resignation of
Officer, Director, Manager, Member,
General Partner, Trustee or
Subscriber**

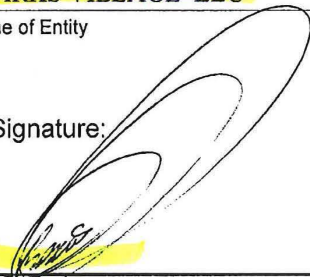
1. The name and title(s) of person that desires to resign:*

REZA ZANDIAN	MANAGER
Name	Title(s)

2. The name and file number of the entity for which resignation is being made:

SPARKS VILLAGE LLC	LLC29380-2004
Name of Entity	File Number

3. Signature:


X _____
 Authorized Signature

* Resignation of one person from one entity per form.

FILING FEE: \$75.00 PER FORM

This form must be accompanied by appropriate fees.

Nevada Secretary of State Officer Resignation
Revised: 1-5-15

Exhibit 2

Exhibit 2

I-50 PLAZA LLC

Business Entity Information			
Status:	Active	File Date:	2/3/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0011952005-5
Qualifying State:	NV	List of Officers Due:	2/29/2016
Managed By:	Managers	Expiration Date:	2/3/2505
NV Business ID:	NV20051209794	Business License Exp:	2/29/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	SEAN S. FAYEGHI	Address 1:	1401 LAS VEGAS BLVD SOUTH
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89104
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

- Officers		<input checked="" type="checkbox"/> Include Inactive Officers	
Manager - SEAN S FAYEGHI			
Address 1:	276 DARK FOREST AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89123	Country:	
Status:	Historical	Email:	
Manager - SEAN S FAYEGHI			
Address 1:	276 DARK FOREST AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89123	Country:	USA
Status:	Active	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	91927	Country:	
Status:	Historical	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	91927	Country:	USA
Status:	Resigned	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20050007640-04	# of Pages:	2
File Date:	2/3/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050007642-26	# of Pages:	1
File Date:	2/3/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

Document Number:	20050632605-29	# of Pages:	1
File Date:	12/21/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070012183-14	# of Pages:	1
File Date:	1/4/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080097515-37	# of Pages:	1
File Date:	2/12/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080806151-81	# of Pages:	1
File Date:	12/10/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100743512-65	# of Pages:	1
File Date:	10/1/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120068112-43	# of Pages:	1
File Date:	1/30/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120109962-02	# of Pages:	1
File Date:	2/16/2012	Effective Date:	
12/13			
Action Type:	Miscellaneous		
Document Number:	20140336364-12	# of Pages:	1
File Date:	5/6/2014	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20140336365-23	# of Pages:	1
File Date:	5/6/2014	Effective Date:	
REVOKED 3/1/14 REIN 5/6/14			
Action Type:	Acceptance of Registered Agent		
Document Number:	20140336366-34	# of Pages:	1
File Date:	5/6/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150093834-65	# of Pages:	1
File Date:	2/28/2015	Effective Date:	
(No notes for this action)			
Action Type:	Resignation of Officers		
Document Number:	20150140033-89	# of Pages:	1
File Date:	3/27/2015	Effective Date:	
(No notes for this action)			



160103



BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov

**Certificate of Resignation of
Officer, Director, Manager,
Member, General Partner,
Trustee or Subscriber**

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20150140033-89
	Filing Date and Time 03/27/2015 11:52 AM
	Entity Number E0011952005-5

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Resignation of
Officer, Director, Manager, Member,
General Partner, Trustee or
Subscriber**

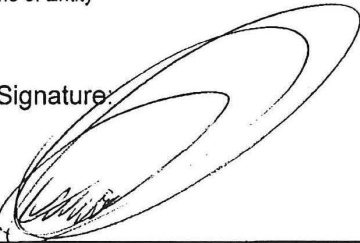
1. The name and title(s) of person that desires to resign:*

REZA ZANDIAN	MANAGER
Name	Title(s)

2. The name and file number of the entity for which resignation is being made:

I-50 PLAZA LLC	E011952005-5
Name of Entity	File Number

3. Signature:

X 

Authorized Signature

* Resignation of one person from one entity per form.

FILING FEE: \$75.00 PER FORM

This form must be accompanied by appropriate fees.

Nevada Secretary of State Officer Resignation
Revised: 1-5-15

Exhibit 3

Exhibit 3

11000 RENO HIGHWAY, FALLON, L.L.C.

Business Entity Information			
Status:	Active	File Date:	6/9/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0363852005-8
Qualifying State:	NV	List of Officers Due:	6/30/2015
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051368188	Business License Exp:	6/30/2015

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	SEAN S. FAYEGHI	Address 1:	1401 LAS VEGAS BLVD SOUTH
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89104
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

- Officers <input checked="" type="checkbox"/> Include Inactive Officers			
Manager - SEAN S FAYEGHI			
Address 1:	1401 LAS VEGAS BLVD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	USA
Status:	Historical	Email:	
Manager - SEAN S FAYEGHI			
Address 1:	1401 LAS VEGAS BLVD SOUTH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89104	Country:	USA
Status:	Active	Email:	
Manager - SHA REZAIE			
Address 1:	2242 CASSATT DR	Address 2:	
City:	LAS VEGAS	State:	NV

Zip Code:	89074	Country:	USA
Status:	Historical	Email:	
Manager - SHA REZAIE			
Address 1:	2242 CASSATT DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89074	Country:	USA
Status:	Active	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92192-7674	Country:	USA
Status:	Historical	Email:	
Manager - REZA ZANDIAN			
Address 1:	PO BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92192-7674	Country:	USA
Status:	Active	Email:	

- Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	20050222393-68	# of Pages:	1
File Date:	6/9/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050222394-79	# of Pages:	2
File Date:	6/9/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060232918-43	# of Pages:	1
File Date:	4/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20060601627-50	# of Pages:	1
File Date:	9/19/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070460170-57	# of Pages:	1
File Date:	7/2/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080514441-09	# of Pages:	1

File Date:	7/30/2008	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090396003-02	# of Pages:	1
File Date:	4/30/2009	Effective Date:	
09-10			
Action Type:	Annual List		
Document Number:	20100743536-41	# of Pages:	1
File Date:	10/1/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120161554-67	# of Pages:	1
File Date:	2/29/2012	Effective Date:	
11-12			
Action Type:	Miscellaneous		
Document Number:	20140100571-31	# of Pages:	1
File Date:	2/10/2014	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20140100572-42	# of Pages:	1
File Date:	2/10/2014	Effective Date:	
rein			
Action Type:	Acceptance of Registered Agent		
Document Number:	20140100573-53	# of Pages:	1
File Date:	2/10/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150148931-14	# of Pages:	1
File Date:	3/31/2015	Effective Date:	
(No notes for this action)			

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

11 000 RENO HIGHWAY, FALLON, L.L.C.
 NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER
 E0363852005-8

FOR THE FILING PERIOD OF JUN, 2014 TO JUN, 2015



100402

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsvlverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$125.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20150148931-14
	Filing Date and Time 03/31/2015 5:10 PM
	Entity Number E0363852005-8

(THIS INFORMATION WAS ENTERED ELECTRONICALLY)
 ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$125.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

NRS 76.020 Exemption Codes

- 001 - Governmental Entity
- 005 - Motion Picture Company
- 006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME SEAN S FAYEGHI		MANAGER OR MANAGING MEMBER	
ADDRESS 1401 LAS VEGAS BLVD SOUTH , USA	CITY LAS VEGAS	STATE NV	ZIP CODE 89104
NAME SHA REZAIE		MANAGER OR MANAGING MEMBER	
ADDRESS 2242 CASSATT DR , USA	CITY LAS VEGAS	STATE NV	ZIP CODE 89074
NAME REZA ZANDIAN		MANAGER OR MANAGING MEMBER	
ADDRESS PO BOX 927674 , USA	CITY SAN DIEGO	STATE CA	ZIP CODE 92192-7674
NAME		MANAGER OR MANAGING MEMBER	
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X SEAN FAYEGHI
 Signature of Manager, Managing Member or Other Authorized Signature

Title
 MANAGING MEMBER Date
 3/31/2015 5:09:55 PM

Nevada Secretary of State List ManOrMem Revised: 1-5-15

Exhibit 4

Exhibit 4

STAGECOACH VALLEY LLC.

Business Entity Information			
Status:	Active	File Date:	4/9/2007
Type:	Domestic Limited-Liability Company	Entity Number:	E0263162007-6
Qualifying State:	NV	List of Officers Due:	4/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20071497897	Business License Exp:	4/30/2016

Registered Agent Information			
Name:	STATE AGENT AND TRANSFER SYNDICATE, INC.	Address 1:	112 NORTH CURRY STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703-4934
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

- Officers <input checked="" type="checkbox"/> Include Inactive Officers			
Managing Member - BIJAN AKHAVAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Active	Email:	
Managing Member - BIJAN AKHAVAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Historical	Email:	
Managing Member - SASSAN CHAKAMIAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	

Status:	Active	Email:	
Managing Member - SASSAN CHAKAMIAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Historical	Email:	
Managing Member - REZA ZANDIAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	
Status:	Historical	Email:	

- Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	20070248707-47	# of Pages:	2
File Date:	4/9/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070248709-69	# of Pages:	1
File Date:	4/9/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080270927-97	# of Pages:	1
File Date:	4/21/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090676690-55	# of Pages:	1
File Date:	9/11/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100642220-99	# of Pages:	1
File Date:	8/26/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110343835-00	# of Pages:	1
File Date:	5/6/2011	Effective Date:	
11-12			
Action Type:	Miscellaneous		
Document Number:	20140171827-13	# of Pages:	1
File Date:	3/6/2014	Effective Date:	
(No notes for this action)			

Action Type:	Reinstatement		
Document Number:	20140171828-24	# of Pages:	1
File Date:	3/6/2014	Effective Date:	
2012-2013/2013-2014			
Action Type:	Acceptance of Registered Agent		
Document Number:	20140171829-35	# of Pages:	1
File Date:	3/6/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150201806-35	# of Pages:	1
File Date:	4/30/2015	Effective Date:	
15-16			

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

STAGECOACH VALLEY LLC.

ENTITY NUMBER

E0263162007-6

NAME OF LIMITED-LIABILITY COMPANY



100402

FOR THE FILING PERIOD OF **APRIL 2015** TO **APRIL 2016**

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$125.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20150201806-35
	Filing Date and Time 04/30/2015 8:12 AM
	Entity Number E0263162007-6

ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$125.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

NRS 76.020 Exemption Codes

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

001 - Governmental Entity
005 - Motion Picture Company
006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME BIJAN AKHAVAN	MANAGER OR MANAGING MEMBER		
ADDRESS 112 NORTH CURRY STREET	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME SASSAN CHAKAMIAN	MANAGER OR MANAGING MEMBER		
ADDRESS 112 NORTH CURRY STREET	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME REZA ZANDIAN	MANAGER OR MANAGING MEMBER		
ADDRESS 112 NORTH CURRY STREET	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X *Chakamian*
Signature of Manager, Managing Member or Other Authorized Signature

Title **Managing Member** Date **4/29/2015**

Nevada Secretary of State List ManOrMem Revised: 1-5-15

Exhibit 5

Exhibit 5

ELKO NORTH 5TH AVE, LLC

Business Entity Information			
Status:	Default	File Date:	8/31/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0580312005-7
Qualifying State:	NV	List of Officers Due:	8/31/2014
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051442315	Business License Exp:	8/31/2014

Registered Agent Information			
Name:	STATE AGENT AND TRANSFER SYNDICATE, INC.	Address 1:	112 NORTH CURRY STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703-4934
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

- Officers		<input checked="" type="checkbox"/> Include Inactive Officers	
Managing Member - CHAKAMIAN 2004 TRUST			
Address 1:	7590 FAY AVE, #401	Address 2:	
City:	LA JOLLA	State:	CA
Zip Code:	92037	Country:	
Status:	Historical	Email:	
Managing Member - MOINZADEH FAMILY REVOCABLE TRUST			
Address 1:	7590 FAY AVE, #401	Address 2:	
City:	LA JOLLA	State:	CA
Zip Code:	92037	Country:	
Status:	Historical	Email:	
Manager - REZA ZANDIAN			
Address 1:	112 NORTH CURRY STREET	Address 2:	
City:	CARSON CITY	State:	NV
Zip Code:	89703	Country:	USA

Status:	Active	Email:	
Managing Member - REZA ZANDIAN			
Address 1:	P.O. BOX 927674	Address 2:	
City:	SAN DIEGO	State:	CA
Zip Code:	92192	Country:	USA
Status:	Historical	Email:	

- Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20050364566-57	# of Pages:	2
File Date:	8/31/2005	Effective Date:	
REG MAIL SAE 9-1-05			
Action Type:	Initial List		
Document Number:	20050437973-30	# of Pages:	1
File Date:	9/27/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060673304-61	# of Pages:	1
File Date:	10/18/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070574309-37	# of Pages:	1
File Date:	8/20/2007	Effective Date:	
07-08			
Action Type:	Annual List		
Document Number:	20080564591-60	# of Pages:	1
File Date:	8/25/2008	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090676691-66	# of Pages:	1
File Date:	9/11/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100642221-00	# of Pages:	1
File Date:	8/26/2010	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20140116023-30	# of Pages:	1
File Date:	2/14/2014	Effective Date:	
CERT OF REIN			
Action Type:	Reinstatement		

Document Number:	20140116024-41	# of Pages:	1
File Date:	2/14/2014	Effective Date:	
REIN			
Action Type:	Acceptance of Registered Agent		
Document Number:	20140116025-52	# of Pages:	1
File Date:	2/14/2014	Effective Date:	
(No notes for this action)			

Exhibit 6

Exhibit 6

DOC# 526743
10/15/2014 01:29PM

Official Record

Requested By
FIRST CENTENNIAL - RENO

Lyon County - NV

Mary C. Milligan - Recorder

Page: 1 of 4

Fee: \$17.00

Recorded By DLW

RPTT: \$105.30

A. P. No. 021-451-22
No. 17728

R.P.T.T. \$ 105.30

When recorded mail to:

Allied FCL Svcs
1000 Caughlin Crossing, Ste 30
Reno, NV 89519

Mail tax statements to:

Jack G. Arnold
3402 "I" St N.E.
Auburn, WA 98002
H-101

AFFIRMATION PURSUANT TO
NRS 111.312(1) (2) AND 239B.030(4)

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on September 26, 2014, by and between ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, as Trustee, party of the first part, and JACK G. ARNOLD, an unmarried man, party of the second part, whose address is: 3402 "I" St N.E., Auburn, WA 98002 H-101.

W I T N E S S E T H :

WHEREAS, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife executed a Promissory Note payable to the order of JACK G. ARNOLD, an unmarried man in the principal sum of \$32,050.00, and bearing interest, and as security for the payment of said Promissory Note said REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Trustor, executed a certain Deed of Trust to FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee for JACK G. ARNOLD, an unmarried man, Beneficiary, which Deed of Trust was dated June 23, 2005,



and was recorded July 19, 2005, as Document No. 356792, Official Records, Lyon County, Nevada; and

WHEREAS, the terms and conditions of the Promissory Note were amended and modified pursuant to that certain Amendment to the Installment Note dated January 20, 2010, signed by Trustor and Beneficiary; and

WHEREAS, the terms and conditions of the Promissory Note were further amended and modified pursuant to that certain Modification Agreement dated February 4, 2011, signed by Trustor and Beneficiary; and

WHEREAS, ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, by document recorded May 12, 2014, as Document No. 521092, Official Records, Lyon County, Nevada; and

WHEREAS, a breach of the obligation for which such transfer in trust as security was made occurred in that default was made in the failure to pay the installment of principal and interest due on September 1, 2011, in the failure to pay each payment of principal and interest that thereafter became due and in the failure to pay Real Property Taxes for fiscal years 2013-2014, which became a lien on the trust premises and were advanced by the Beneficiary; and

WHEREAS, JACK G. ARNOLD, an unmarried man executed and acknowledged a Notice of Default and Election To Sell the property described in said Deed of Trust to satisfy said indebtedness, and said Notice of Default and Election To Sell was recorded May 12, 2014, as Document No. 521093, Official Records, Lyon County, Nevada; and

WHEREAS, on May 15, 2014, a copy of said Notice of Default and Election To Sell was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, by direction of JACK G. ARNOLD, an unmarried man the said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, Trustee, gave due and legal notice in each and every manner required by said Deed of Trust and provided by



law that it would on the 26th day of September, 2014, at the hour of 11:00 o'clock A.M., sell at the front entrance to the Lyon County Courthouse, located at 31 S. Main Street, in Yerington, Lyon County, Nevada, at public auction to the highest cash bidder in lawful money of the United States of America, the realty described in said Deed of Trust to satisfy the indebtedness due under said Deed of Trust and the Promissory Note secured by it; that said Notice of Sale was recorded on August 29, 2014, as Document No. 524868, Official Records, Lyon County, Nevada; that said Notice of Sale was published in the Mason Valley News in its issues dated September 3, 2014, September 10, 2014 and September 17, 2014, and said Notice of Sale was posted in a public place, in Yerington, Nevada namely, at the Lyon County Courthouse, on August 29, 2014; and

WHEREAS, on August 28, 2014 a copy of said Notice of Sale was mailed by certified mail to the then owner of the property hereinafter described and to all other parties entitled by law to such notice; and

WHEREAS, at the time and place so set for said sale said party of the second part did bid the sum of TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$27,000.00) for said property, and said sum was the highest and best bid therefor;

NOW, THEREFORE, for and in consideration of the said sum of \$27,000.00, the said party of the first part, as Trustee, under and by virtue of the authority vested in it by said Deed of Trust, does hereby grant, bargain, sell and convey, without warranty, unto the party of the second part, and to their heirs, successors, and assigns, all that certain real property situate in the County of Lyon, State of Nevada, that is described as follows:

The Southeast 1/4 of the Southeast 1/4, of Section 21, Township 19 North, Range 25 East, M.D.B.&M.

Except therefrom all petroleum, oil, natural gas and products derived therefrom as reserved in deed, recorded October 6, 1958, in Book 41 of Deeds, Page 576, Lyon County, Nevada records.



526743

10/15/2014
4 of 4

NOTE (NRS 111.312): The above metes and bounds description previously appeared in Deed recorded July 19, 2005, as Document No. 356791, Official Records of Lyon County, Nevada.

TOGETHER WITH the improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this conveyance to be executed the day and year first above written.

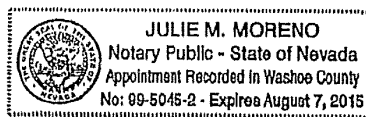
ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martialis*
Geneva Martialis
Its: *Secretary*

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on 10/16/14, 2014, by *Geneva Martialis* as *Secretary* of ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Julie M. Moreno
Notary Public



DOC# DV-526743
10/15/2014 01:29PM

STATE OF NEVADA
DECLARATION OF VALUE

Official Record
Requested By
FIRST CENTENNIAL - RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 1 Fee: \$17.00
Recorded By DLW RPTT: \$105.30

1. Assessor Parcel Number (s)
- a) 021-451-22
 - 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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____
<u>DLW/AT</u>

3. Total Value/Sales Price of Property: \$ 27,000.00
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value: \$ 27,000.00
- Real Property Transfer Tax Due: \$ 105.30

4. If Exemption Claimed:
- a. Transfer Tax Exemption, per NRS 375.090, Section: includes costs.
 - 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 C. Wood, FCL Ass't Capacity Justice

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Allied FCL Svcs</u>	Print Name: <u>Jack G. Arnold</u>
Address: <u>1000 Caughlin Crossing,</u>	Address: <u>3402 "I" St N.E.</u>
City: <u>Reno Ste 30</u>	City: <u>Auburn</u>
State: <u>NV</u> Zip: <u>89519</u>	State: <u>WA</u> Zip: <u>98002 H 101</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First Centennial Title Co Escrow # 204550

Address: 320 W. Winnie Ln, Ste 102

City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Exhibit 7

Exhibit 7

DOC # 521532

05/21/2014 02:50 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: BKC RPTT:

APN: 006-052-04, 006-052-05, 006-052-06

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofar Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man as his sole and separate property, to my son ALBORZ ZANDIAN, an unmarried man, 20%, and my wife NILOOFAR FOUGHANI ZANDIAN, 60%, as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

The land referred to herein is situated in the State of Nevada, Lyon County, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

May 20, 2014

Signature: Reza Zandian

"UNOFFICIAL COPY"

-LOOSE CERTIFICATE ATTACHED



521532

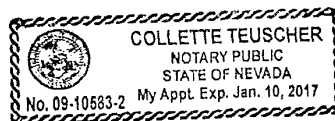
05/21/2014
002 of 4

State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Collette Teuscher
Notary Public

THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

"UNOFFICIAL COPY"



521532

05/21/2014
003 of 4

EXHIBIT "A"

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°56'21" East, a distance of 2,668.37 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°53'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°55'02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.33 feet; thence South 76°01'06" West, a distance of 150.00 feet, thence South 13°58'54" East, a distance of 63.33 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada Document No. 90448.

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14°53'45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13°58'54" West, a distance of 63.34 feet; thence South



521532

05/21/2014
004 of 4

76°01'06" West, a distance of 150.00 feet, thence South 13°53'54" East, a distance of 63.34 feet, thence North 76°01'06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Records of Lyon County, Nevada as Document No. 129448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 125662 and document recorded December 21, 1989 As Document No. 129843.

"UNOFFICIAL COPY"

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-521532

05/21/2014 02:50 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: BKC RPTT:

- 1. Assessors Parcel Number(s)
 - a) 006-052-04
 - b) 006-052-05
 - c) 006-052-06
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

AT

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.095 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding son & wife
- 5. Partial Interest: Percentage being transferred: 80 %

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 _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

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

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 8

Exhibit 8

DOC # 521533

05/21/2014 02:51 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: BKC RPTT:

APN: 015-311-02

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofar Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 25% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as Join Tenants Right of Survivorship as to an undivided 50% interest, to my son ALBORZ ZANDIAN, an unmarried man, 5%, and my wife NILOOFAR FOUGHANI ZANDIAN, 15% as joint tenants with right of survivorship, all as tenants in common, (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003).

The land referred to herein is situated in the State of Nevada, Lyon County, described as follows:

THE WEST HALF (W1/2) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B.&M.

Together with all tenements, hereditaments and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

May 20, 2014

UNOFFICIAL COPY

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



521533

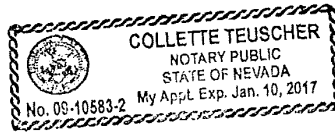
05/21/2014
002 of 2

State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Collette Teuscher
Notary Public

THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

"UNOFFICIAL COPY"

DOC # DV-521533

05/21/2014 02:51 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: BKC RPTT:

- 1. Assessors Parcel Number(s)
 - a) 015-311-02
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnh
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____
 KI

- 3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (Value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.060 Section # 5
- b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 40
 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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 9

Exhibit 9

DOC # 521531

05/21/2014 02:49 PM

Official Record

Requested By
A+ PARALEGALS INC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: BKC RPTT:

APN: 015-311-18 and 015-311-19

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofar Foughani
6 rue Edouard Fournier
75116 Paris, France



0521531

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

*312 W Fourth St
Carson City, NV
89703*

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN 12.5% of REZA ZANDIAN and NILOOFAR FOUGHANI husband and wife, as to an undivided 25% interest, to my son ALBORZ ZANDIAN, an unmarried man, 2.5%, and my wife NILOOFAR FOUGHANI ZANDIAN, 7.5%, as joint tenants with right of survivorship and to the heirs and assigns of such Grantees forever (per financial agreement entered into in Las Vegas, Nevada and dated August 21,2003), all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

May 20, 2014

[Handwritten Signature]
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED



521531

05/21/2014
002 of 3

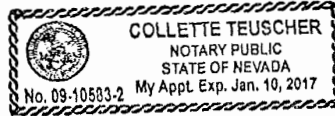
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

"UNOFFICIAL COPY"



521531

05/21/2014
003 of 3

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lyon described as follows:

PARCEL ONE:

THE REAL PROPERTY SITUATED IN THE E ½ OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-19

PARCEL TWO:

THE REAL PROPERTY SITUATED IN THE S ½ OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

APN 15-311-18

"UNOFFICIAL COPY"

DOC # DV-521531

05/21/2014 02:49 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
A+ PARALEGALS INC

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: BKC RPTT:

- 1. Assessors Parcel Number(s)
 - a) 015-311-18, 19
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
	<u>AT</u>

- 3. Total Value/Sales Price of property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____ 0 _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.060 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 20 %
- 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 _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Reza Zandian

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

City: 75116 Paris, France

State: _____ Zip: _____

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

Print Name: A+ Paralegals, Inc. Escrow # _____

Address: 312 W. Fourth Street

City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 10

Exhibit 10

DOC # 342193

02/04/2005 01:15 PM

Official Record

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV
Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00
Recorded By: DLW RPTT: \$585.00

A.P.N. 6-052-04, 05 & 06
Escrow No.: LY-1041025-CE
303769-TO

RECORDING REQUESTED BY:
Northern Nevada Title Company

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Reza Zandian
8775 Costa Verde Blvd. #1416
San Diego, CA 92122



0342193

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned hereby declare(s):

Documentary transfer tax of \$ 225.00, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That Julian C. Smith Jr., LTD, Defined Pension Trust for Julian C. Smith, Jr. and Joanna Smith, Husband and Wife as Joint Tenants and Smith and Harmer, LTD, Profit Sharing Plan in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Reza Zandian, a Married Man as his Sole and Separate Property all that real property in the County of Lyon, State of Nevada, bounded and described as follows:

Exact and Complete Legal Description is Attached hereto and made a part hereof.

Together with all singular the tenements, hereditaments and appurtenances thereunto in anywise appertaining.

Dated: January 31, 2005

UNOFFICIAL COPY



342193

02/04/2005
002 of 4

Julian C. Smith Jr., LTD, Defined Pension Trust

By: Julian C. Smith Jr.
Julian C. Smith, Jr., Trustee

Julian C. Smith Jr.
Julian C. Smith, Jr.

Joanna Smith
Joanna Smith

Smith and Harmer, LTD., Profit Sharing Plan

By: Julian C. Smith
Julian C. Smith, Its Authorized Agent

STATE OF NEVADA)

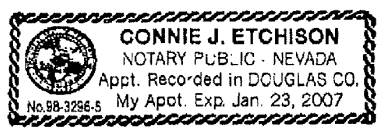
COUNTY OF Carson City)

On 2-2-05 personally appeared before me, a Notary Public

JULIAN C. SMITH JR. AND JOANNA SMITH

who acknowledged that they executed the above instrument.

Signature Connie J. Etchison
(Notary Public)



"UNOFFICIAL COPY"



342193

02/04/2005
003 of 4

EXHIBIT "A"

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 56' 21" East, a distance of 2,633.33 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 53' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 4 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 55' 02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears North 76° 01' 06" West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon County, Nevada as Document No. 90448.

Continued...



342193

02/04/2005
004 of 4

Exhibit "A"

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 1/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 53' 45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.34 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 53' 54" East, a distance of 63.34 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Block 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon, County, Nevada as Document No. 90448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 105663 and document recorded December 7, 1987 as Document No. 129843.

DA 24

UNOFFICIAL COPY

Requested By
NORTHERN NEVADA TITLE

State of Nevada Declaration of Value

- 1. Assessor Parcel Number(s)
 - a) 6-052-04, 05 & 06
 - b) _____
 - c) _____

FOR RECOR
Document/In: _____
Book: _____
Date of Recor: _____
Notes: _____

Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 1 Fee: \$17.00
Recorded By: DLW RPTT: \$585.00

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Townhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other

- 3. Total Value/Sale Price of Property: \$150,000.00
- Deed in Lieu of Foreclosure (value of property) \$ _____
- Transfer Tax Value \$150,000.00
- Real Property Transfer Tax Due: \$ 585.00

- 3. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

- 5. Partial Interest: Percentage Being Transferred: _____ %
 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 our 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 _____ Capacity Grantee
 Signature Julian C. Smith, Jr. Capacity Grantor

SELLER (GRANTOR) INFORMATION
 Print Name: Julian C. Smith, Jr.
 Address: 502 N. Division St.
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
 Print Name: Reza Zandian
 Address: 8775 Costa Verde Blvd. #1009
 City: San Diego
 State: CA Zip: 92122

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company Esc. # LY-1041025-CE
 Address: 512 N. Division Street
 City: Carson City State: NV Zip: 89703-4103

Exhibit 11

Exhibit 11

DOC # 403892

04/06/2007 04:36 PM

Official Record

Requested By
TITLE SERVICE & ESCROW

Lyon County - NV
Mary C Milligan - Recorder

Page 1 of 2 Fee \$15.00
Recorded By MCM RPTT \$698.35

A.P.N. 15-311-02
File No. 131-2296944 (CAC)
R.P.T.T. \$ 688.35
TSL #31542



0403892

When Recorded Mail To: Mail Tax Statements To:

Reza Zandian
8775 Costa Verde Blvd. Suite 501
San Diego, CA 92122

UNOFFICIAL COPY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, part of which is hereby acknowledged,

Shelly Forsythe, a married woman, for sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Niloofar Foughani, Husband and Wife as
Joint Tenants with Right of Survivorship
the real property situate in the County of Lyon, State of Nevada, described as follows:

T 17 N, R 23 E, M.D.B. & M.

Section 11: The W 1/2 of the SW 1/4.

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof

Date. 10/25/2006

Shelly Forsythe
Shelly Forsythe



403892

04/06/2007
002 of 2

STATE OF California ;
COUNTY OF Solano ; ss.

This instrument was acknowledged before me on 12/12/06 by

Sherry Forsythe
Jeannie Coupe

Notary Public
(My commission expires 11/4/09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 25, 2006** under Escrow No. **1-2296944**.



UNOFFICIAL COPY

DOC # DV-403892
04/06/2007 04:36 PM
Official Record

Requested By
TITLE SERVICE & ESCROW

Lyon County - NV
Mary C Milligan - Recorder

Page 1 of 1 Fee \$15.00
Recorded By MCM RPTT \$688.35

STATE OF NEVADA
DECLARATION OF VALUE

- 1 Assessor Parcel Number(s)
 - a) 15-311-02
 - b) _____
 - c) _____
 - d) _____

- 2 Type of Property
 - a) Vacant Land
 - b) Single Fam Res
 - c) Cond. / whse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page _____
Date of Recording _____	
Notes _____	

- 3 Total Value/Sales Price of Property \$176,200.00
- Deed in Lieu of Foreclosure (only if value of property) (\$ _____)
- Transfer Tax Value \$176,200.00
- Real Property Transfer Tax Due ~~\$287.18~~ 688.35

- 4 **If Exemption Claimed:**
 - a Transfer Tax Exemption, per 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 Shelly Forsythe Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name Shelly Forsythe

Address 1131 Lilac Ct

City VACAVILLE

State CA Zip 95687

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name Reza Zandian

Address 8775 Costa Verde Blvd. Suite 501

City San Diego

State CA Zip 92122

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

First American Title Company of Nevada T&E File Number 131-2296944 CAC/CAC

Address 1213 South Carson Street

City Carson City State NV Zip 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 12

Exhibit 12

DOC # 344412

03/03/2005 04:05 PM

Official Record

Requested By
STEWART TITLE CARSON

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: MFK RPTT: \$2,808.00



A.P.N. # 15-311-18 & 19

R.P.T.T. \$ 2808.

ESCROW NO. 04023025

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
8775 Costa Verde, Apt. 1416
San Diego, CA 92122

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: **DEAD DOG RANCH, LLC**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **REZA ZANDIAN AND NINA FAR FOUGHANI, HUSBAND AND WIFE AS TO AN UNDIVIDED 3/6TH INTEREST, ELIAS ABRISHAMI AND MINOO ABRISHAMI, HUSBAND AND WIFE AS TO AN UNDIVIDED 2/6TH INTEREST AND ENAYAT ABRISHAMI AND NAIMA ABRISHAMI, *** and to the heirs and assigns of such Grantee forever, all real property situated in the County of **Lyon** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits thereof.

DATE: **March 01, 2005** **DEAD DOG RANCH, LLC**

BY: Loretta McIntire
LORETTA MCINTIRE
OPERATING MANAGER

BY: _____

*husband and wife as to an undivided 1/6th interest, all held as tenants in common with each other

STATE OF Oregon }
COUNTY OF Was } ss.

This instrument was acknowledged before me on March 1, 2005
by LORETTA MCINTIRE

Signature [Signature]
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)



UNOFFICIAL COPY!



344412

03/03/2005
002 of 2

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04023025

The land referred to herein is situated in the State of Nevada, County of Lyon described as follows:

PARCEL ONE:

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B. & M. COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NORTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSORS PARCEL NO. 15-311-17

PARCEL TWO:

THE REAL PROPERTY SITUATED IN THE E 1/2 OF SECTION 10 TOWNSHIP 17 N, RANGE 23 E, M.D.B.&M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SOUTH PARCEL AS SHOWN ON THE RECORD OF SURVEY MAP FOR DEAD DOG RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS DOCUMENT 332209.

ASSESSOR'S PARCEL NO. 15-311-18

"UNOFFICIAL COPY"

DOC # DV-344412

03/03/2005 04:05 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE CARSON

Lyon County - NV
Mary C. Milligan - Recorder

FOR RECORDED
Document/In
Page 1 of 2 Fee: \$40.00
Book: _____ Recorded By: MFK RPTT: \$2,808.00
Date of Record
Notes: _____

1. Assessor Parcel Number(s):
 a) 15-311-18 & 19
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg f) _____ Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property: \$ 720,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 720,000.00
 Real Property Transfer Tax Due: \$ 2808.

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 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: *Loella McTate* Capacity: *Director/Manager*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (required)
 Print Name: DEAD DOG RANCH, LLC.
 Address: PO BOX 20546
 City/State/Zip: CARSON CITY, NV 89703

BUYER (GRANTEE) INFORMATION
 (required)
 Print Name: REZA ZANDIAN
 Address: MR. AND MRS. ELIAS ABRISHAMI
 City/State/Zip: MR. AND MRS. ENAYAT ABRISHAMI

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025
 Address: 111 West Proctor Street
 City/State/Zip: Carson City, Nevada 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA
DECLARATION OF VALUE



DV-344412
03/03/2005
002 of 2

1. Assessor Parcel Number(s):

- a) 15-311-18 & 19
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:

- a) XX Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhome
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property: \$ 720,000.00

Deed in Lieu of Foreclosure Only (Alternative Property): \$ _____

Transfer Tax Value: \$ 720,000.00

Real Property Transfer Tax Due: \$ 2808.

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 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 of 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: DEAD DOG RANCH, LLC.

Address: PO BOX 20546

City/State/Zip: CARSON CITY, NV 89703

BUYER (GRANTEE) INFORMATION

(required)

Print Name: BEZA ZANDJAN

Address: 4776 Costa Verde, Apt. 1416

City/State/Zip: San Diego, Ca. 92122

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04023025

Address: 111 West Proctor Street

City/State/Zip: Carson City, Nevada 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 13

Exhibit 13

DOC # 439670

03/18/2014 10:57 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 3 Fee: \$16.00

Recorded By: TH RPT: #5

APN: 007-151-12

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, BIJAN AKHAVAN and NOOSHIN AKHAVAN, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest and REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest, as TENANTS IN COMMON, to BIJAN AKHAVAN and NOOSHIN AKHAVAN, husband and wife, as Joint Tenants with Right of Survivorship as to an undivided 50% interest and ALBORZ ZANDIAN, an unmarried man, 10% and NILOOFAR FOUGHANI, 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship, all AS TENANTS IN COMMON.

The real property situate in the County of Churchill, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



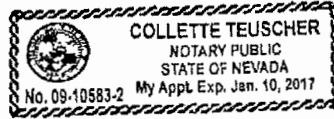
0439670

03/18/2014
002 of 3

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014

"UNOFFICIAL COPY"



439670

03/18/2014
003 of 3

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A portion of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 15, Township 19 North, Range 27 East, M.D.B.&M., described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the East line of said Section 15 a distance of 716 feet to a point on the Southerly right-of-way line of State Highway No. 50; thence North 58°51' West along the Southerly right-of-way line of said State Highway No. 50 a distance of 503 feet to the true point of beginning; thence continuing along said right-of-way line North 58°51' West a distance of 437 feet to a point of intersection with Southeasterly line of "T" Line Canal; thence along the Southeasterly and Easterly line of said "T" Line Canal the following courses and distances: South 67°18' West 310 feet; thence on a curve to the left having a radius of 287.94 feet through a central angle of 89°52' for an arc distance of 331 feet;

South 22°34' East 172 feet; thence on a curve to the right having a radius of 573.69 feet through a central angle of 53°24' for an arc distance of 777.69 feet; and South 30°50' West a distance of 82.5 feet to a point on the South line of the Northeast quarter of the Southeast quarter of said Section 15; thence along said line East a distance of 777.69 feet to the Southwest corner of parcel conveyed to James W. Cozart, et ux, by deed recorded March 7, 1956 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records, thence North along the West line of said Cozart parcel a distance of 215 feet to the Southeasterly line of parcel conveyed to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 467, Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parcel North 58°51' West 200 feet; thence North along the West line of said Wilkins parcel and the West line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 30 of Deeds, Page 423, Churchill County, Nevada, records, a distance of 653.40 feet to the true point of beginning.

Excepting from the herein above described parcel a parcel conveyed to Florence Caskill Mills by deed recoded July 6, 1956 in Book 32 of Deeds, Page 589, Churchill County, Nevada, records.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 10, 2006, under Document No. 383845, Official Records.

DOC # DV-439670

03/18/2014 10:57 AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
 - a) 007-151-12
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnh
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
<i>Grantee = Etal TH</i>	

- 3. Total Value/Sales Price of Property: \$ 75,000.00
- Deed in Lieu of Foreclosure Only (Sale of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.098 section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son
- 5. Partial Interest: Percentage being transferred: 40 %

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 of 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 14

Exhibit 14

DOC # 439671

03/18/2014 10:58 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: TH RPTT: #5

APN: 007-151-77

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried male 20% and NILOOFAR FOUGHANI, NILOOFAR FOUGHANI, 60% (on behalf of herself 20% Niko Zandian Jazi 20% and Rayan Zandian 20%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship.

The real property situate in the County of Churchill, State of Nevada, described as follows:

Parcel 1 of the Greg Jackson Parcel Map recorded February 25, 1983, under Document No. 194366, Official Records, Churchill County, Nevada.

Excepting therefrom that portion of said Parcel transferred to the State of Nevada by Quitclaim Deed recorded April 17, 2002, under Document No. 342891, Official Records, Churchill County, Nevada.

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014


Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



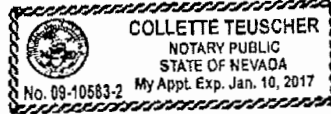
439671

03/18/2014
002 of 2

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014

"UNOFFICIAL COPY"

DOC # DV-439671
03/18/2014 10:58 AM
Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
A+ PARALEGALS

Churchill County - NV
Joan Sims - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
 - a) 007-151-77
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnh
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Grantor = Etal TH</u>	

- 3. Total Value/Sales Price of Property: \$ 20,160.00
- Deed in Lieu of Foreclosure (Only applicable if property) _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of legal consanguinity or affinity: adding Wife and Son

5. Partial Interest: Percentage being transferred: 80 %
 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 15

Exhibit 15

DOC # 439672

03/18/2014 10:59 AM

Official Record

Recording requested By
A+ PARALEGALS

Churchill County - NV
Joan Sims - Recorder

Page 1 of 2 Fee \$15.00
Recorded By: TH RPTT: #5

APN: 009-33-104

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried man 20% and NILOOFAR FOUGHANI, 60% (on behalf of herself 20%, Nikan Zandian Jazi 20% and Elyan Zandian 20%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship.

The real property situate in the County of Churchill, State of Nevada, described as follows:

Township 20 North, Range 27 East, T.20N. R.27E. M., Section 29; The NW ¼ of the NW ¼; and the NW ¼ of the SW ¼ of the NW ¼.

Excepting therefrom, 75% of heat, fluid and mining rights as reserved by a prior grantor.

Further excepting and reserving unto Southern Pacific Land Company, its successors and assigns, all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover, and remove the same.

Subject to

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



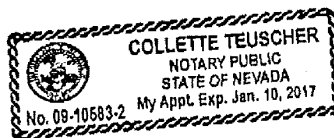
439672

03/18/2014
002 of 2

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THE ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014

"UNOFFICIAL COPY"

DOC # DV-439672

03/18/2014 10:59 AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
A+ PARALEGALS

Churchill County - NV
Joan Sims - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: TH RPTT:

- 1. Assessors Parcel Number(s)
 - a) 009-33-104
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnh
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
	<i>Grantee = Ctal TH</i>

- 3. Total Value/Sales Price of Property: \$ 7,500.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090 Section # 5
 - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Son and Wife
- 5. Partial Interest: Percentage being transferred: 80 %

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 *Grantor* Capacity *Grantor*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: Zip:

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: Zip:

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 16

Exhibit 16

The undersigned hereby affirms that this document contains no individual's Federal Social Security number.

A.P.N.: 007-151-12
File No: 132-2273980 (CAC)
R.P.T.T.: \$1,435.00

05-27525-06

When Recorded Mail To: Mail Tax Statements To:
Reza Zandian and Nilloofar Zandian
8775 Costa Verde Blvd #1416
San Diego, CA 92114

383845
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
WESTERN NEVADA TITLE CO.
2006 JUL 10 PM 2:05

TRENA BURETTO
COUNTY RECORDER

FEE \$16.00 DEPAN

UNOFFICIAL COPY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, part of which is hereby acknowledged,

Ruth M. Keith, as Successor Co-trustee of the Karl M. Keith Family Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Reza Zandian and Nilloofar Zandian, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Churchill, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/27/2006

DESCRIPTION

383845

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A portion of the Northeast quarter of the Southeast quarter of Section 15, Township 19 North, Range 27 East, M.D.B. 383845, described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the East line of said Section 15 a distance of 716 feet to a point on the Southerly right-of-way line of State Highway No. 50; thence North 58°51' West along the Southerly right-of-way line of said State Highway No. 50 a distance of 503 feet to the true point of beginning; thence continuing along said right-of-way line North 58°51' West a distance of 437 feet to a point of intersection with the Southeasterly line of "T" Line Canal; thence along the Southeasterly and Easterly line of said "T" Line Canal the following courses and distances: South 67°18' West 310 feet; thence on a curve to the left having a radius of 287.94 feet through a central angle of 89°52' for an arc distance of 331 feet; South 22°34' East 172 feet; thence on a curve to the right having a radius of 573.69 feet through a central angle of 53°24' for an arc distance of 730.00 feet; thence South 30°50' West a distance of 82.5 feet to a point on the South line of the Northeast quarter of the Southeast quarter of said Section 15; thence along said line East a distance of 770.69 feet to the Southwest corner of parcel conveyed to James W. Cozart, et ux, by deed recorded March 7, 1956 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records; thence North along the West line of said Cozart parcel a distance of 215 feet to the Southeasterly line of parcel conveyed to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 467, Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parcel North 58°51' West 200 feet; thence North along the West line of said Wilkins parcel and the West line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 31 of Deeds, Page 423, Churchill County, Nevada, records, a distance of 653.40 feet to the true point of beginning.

EXCEPTING from the herein above described parcel a parcel conveyed to Florence Caskell Mills by deed recorded July 6, 1956 in Book 32 of Deeds, Page 589, Churchill County, Nevada, records.

Note: The above Metes and Bounds description appeared previously in that certain instrument recorded October 8, 1980 in Book 184, Page 438, under Document No. 176006, Official Records.

END OF DOCUMENT

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-151-12
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Cond. Townhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

383845

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: JUL 10 2006	
Notes: _____	

3. Total Value/Sales Price of Property:

\$350,000.00

Deed in Lieu of Foreclosure (only value of property)

(\$ _____)

Transfer Tax Value:

\$350,000.00

Real Property Transfer Tax Due

\$1,435.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 allowance 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: _____ Capacity: Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Karl M. Kelth Family Trust

Address: 3201 Plumas St #313

City: Reno

State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Reza Zandian and

Address: 8775 Costa Verde Blvd,

City: San Diego

State: CA Zip: 92122

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

First American Title Company of

Print Name: Nevada File Number: 132-2273980 CAC/CAC

Address: 1987 North Carson, Suite 65

City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 17

Exhibit 17

The undersigned hereby affirms that this document contains no individual's Federal Social Security number.

A.P.N.: 007-151-77
File No: 132-2275220 (CAC)
R.P.T.T.: \$295.20

05-27558-05

384273
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
WESTERN NEVADA TITLE CO.
2006 JUL 27 PM 2:07
TRACY HUBBETTO
COUNTY RECORDER
FEE 15.00 DEP. *[Signature]*

When Recorded, Mail To: Mail Tax Statements To:
Reza Zandian and Niloofer Zandian
8775 Costa Verde Blvd, 1416
San Diego, CA 92122

UNOFFICIAL COPY!

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, part of which is hereby acknowledged,

Kent J. Regli and Dawn Regli, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Reza Zandian and Niloofer Zandian, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Churchill, State of Nevada, described as follows:

Parcel 1 of the Greg Jackson Parcel Map recorded February 25, 1983, under Document No. 194366, Official Records, Churchill County, Nevada.

Excepting therefrom that portion of said Parcel 1 transferred to the State of Nevada by Quitclaim Deed recorded April 17, 2002, under Document No. 342891, Official Records, Churchill County, Nevada.

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/05/2006

Kent J. Regli

384273

Kent J. Regli

Dawn M. Regli

Dawn Regli

STATE OF ~~NEVADA~~ *Idaho*
COUNTY OF ~~CARSON~~ *Idaho* ss.

This instrument was acknowledged before me on July 10, 2006 by **Kent J. Regli and Dawn Regli.**

Susan L. Oswald

Notary Public

(My commission expires: 4/26/2012)

SUSAN L. OSWALD
Notary Public
State of Idaho

This Notary Acknowledgement is attached to that certain Grant Bargain Sale Deed dated **July 05, 2006** under Escrow No. **132-2275220**.

"UNOFFICIAL COPY"

END OF DOCUMENT

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 007-151-77
 - b) _____
 - c) _____
 - d) _____

384273

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Cond. Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - d) Agricultural
 - h) Mobile Home
 - i) Other

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: JUL 27 2006	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$71,900.00
- Deed In Lieu of Foreclosure (only value of property) (\$ _____)
- Transfer Tax Value: \$71,900.00
- Real Property Transfer Tax Due \$295.20

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per 375.090, Section: _____
 - b. Explain reason for exemption: _____

- 5. Partial Interest: Percentage being transferred: _____ %
- 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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kent J. Regli and Dawn Regli — Print Name: Reza Zandian and Niloofar Zandian
 Address: 7639S McDermott Address: 8775 Costa Verde Blvd,
 City: Kuna City: San Diego
 State: ID Zip: 83634 State: CA — Zip: 92122

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

First American Title Company of
 Print Name: Nevada — File Number: 132-2275220 CAC/CAC
 Address: 1987 North Carson, Suite 65
 City: Carson City — State: NV — Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

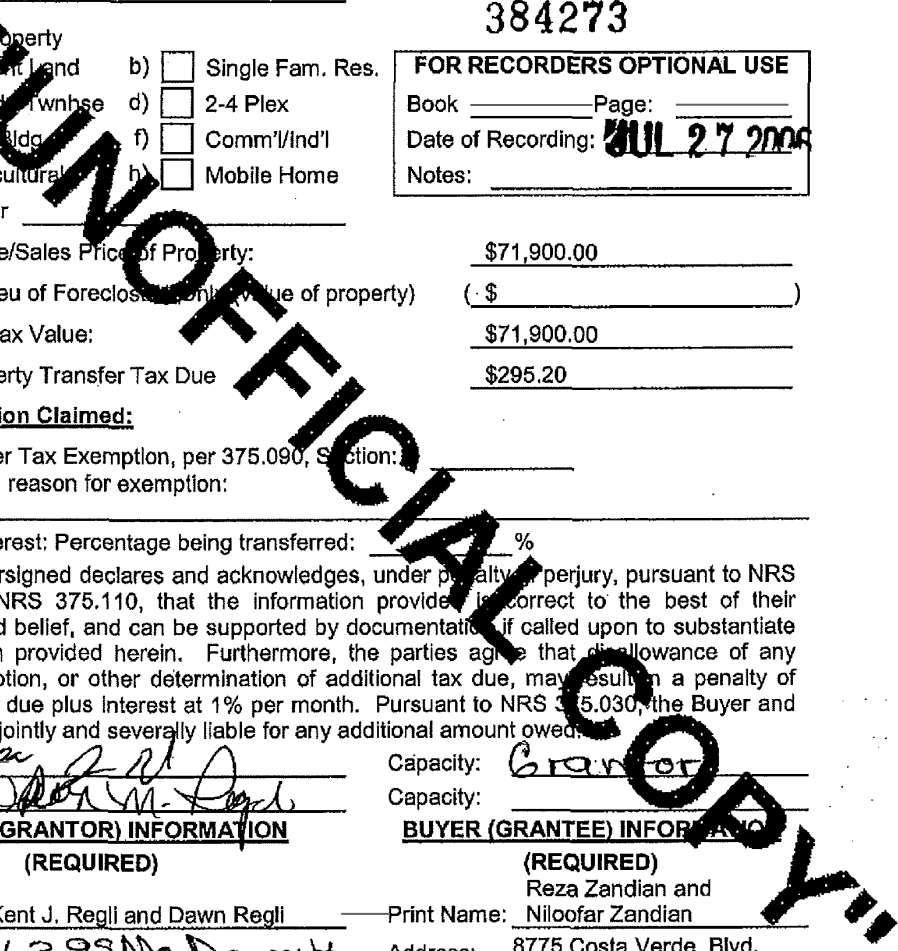


Exhibit 18

Exhibit 18

A.P.N.: 009-33-104
File No: 131-2206243 (CAC)
R.P.T.T.: \$82.00
04-25346-05

372686
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
WESTERN NEVADA TITLE CO
2005 JUL -6 PM 2:30
TRENA MORETTO
COUNTY RECORDER
FEE \$50/DEP

When Recorded Mail To: Mail Tax Statements To:
Reza Zandian and Niloofar Foughani
220 Sussex Place
Carson City, NV 89703

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

Mary E. Yost, an unmarried woman and A. E. Yost, Jr., a married man as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Reza Zandian and Niloofar Foughani, husband and wife as joint tenants with Right of Survivorship the real property situate in the County of Churchill, State of Nevada, described as follows:

Township 20 North, Range 27 East, M.D.B. & M., Section 20: The NW 1/4 of the NW 1/4; and the NW 1/4 of the SW 1/4 of the NW 1/4.

Excepting therefrom, 75% of heat, fluid and mineral rights as reserved by a prior grantor.

Further excepting and reserving unto Southern Pacific Land Company, its successors and assigns, all petroleum, oil, natural gas, and products derived therefrom, whether or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover, and remove the same.

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/23/2005

UNOFFICIAL COPY

372686

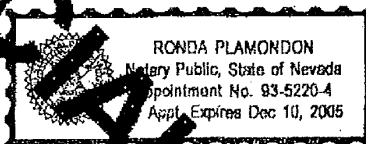
Mary E Yost
Mary E. Yost

A. E. Yost Jr.
A. E. Yost Jr.

STATE OF NEVADA)
Church : ss.
COUNTY OF CARSON CITY

This instrument was acknowledged before me on 7/1/05 by Mary E. Yost, an unmarried woman and A. E. Yost, Jr., an unmarried man as joint tenants.

Ronda Plamondon
Notary Public
(My commission expires: 12-10-05)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 23, 2005** under Escrow No. **131-2206243**.

UNOFFICIAL COPY

END OF DOCUMENT

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 009-33-104
 - b) _____
 - c) _____
 - d) _____

372686

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) Other

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>JUL 06 2005</u>	

- 3. Total Value/Sales Price of Property: \$20,000.00
- Deed in Lieu of Foreclosure (Optional) of property: (\$ _____)
- Transfer Tax Value: \$20,000.00
- Real Property Transfer Tax Due: \$82.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

- 5. Partial Interest: Percentage being transferred: _____%

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 called upon to substantiate the information provided herein. Furthermore, the parties agree that rescission 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: Mary E. Yost Capacity: owner
 Signature: Reza Zandian Capacity: owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary E. Yost
 Address: P.O. Box 1616
 City: Fallon
 State: NV Zip: 89407

Print Name: Reza Zandian and Niloofer Foughani
 Address: 220 Sussex Place
 City: Carson City
 State: NV Zip: 89406/ 89703

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

First American Title Company of
 Print Name: Nevada File Number: 131-2206243 CAC/CAC
 Address: 1213 South Carson Street
 City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 19

Exhibit 19

DOC # 684351

03/17/2014 10:50 AM

Official Record

Requested By
A+ PARALEGALS INC

Elko County - NV

D. Mike Smiles - Recorder

Page 1 of 4 Fee \$17.00

Recorded By: ST RPTT

APN: 001-660-034

Recording Requested by,
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN and FOUGHANI NILOOFAR ZANDIAN, husband and wife, as Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried man, 10% and NILOOFAR FOUGHANI, 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with right of survivorship.

The land referred to herein is situated in the State of Nevada, Elko County, described as follows:

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof; it being the intent of the parties that all Grantors' interests, known or unknown, in the above-described property, be conveyed hereby.

SUBJECT, however, to all taxes and other assessments, reservations in patents and all reservations, easements, encumbrances, liens, covenants, rights, rights-of-way and other interests as they may appear of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the survivor of them, and to the heirs, successors and assigns of the survivor of the Grantee forever.

IN WITNESS WHEREOF, the said Grantors have caused this deed to be executed as of the day and year first hereinbelow written.

March 12, 2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-



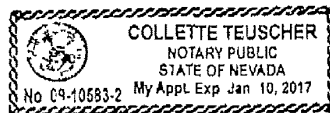
684351

03/17/2014
002 of 4

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014



684351

08/17/2014
003 of 4

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Elko, described as follows:

Parcel 2 as shown on that certain Parcel Map for JAMES W. JENNINGS, etal filed in the office of the County Recorder of Elko County, State of Nevada, on December 31, 1987, as File No. 245403, being a portion of SE1/4 of Section 17, Township 34 North, Range 55 East, M.D.B.&M.

EXCEPTING THEREFROM all those portions of said land lying within the exterior boundaries of Clover Hills Subdivision, Phases 1, 2, and 3, as shown on the official maps thereof, filed in the office of the Elko County Recorder, Elko, Nevada, on October 20, 1988, July 11, 1989 and November 16, 1989, as File No. 264290, 278494 and 284716 respectively.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to J. ROSS MACLEAN by Deed recorded September 20, 1991, in Book 762, Page 902, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to RICHARD G. FLEMING and KERLY L. FLEMING, by Deed recorded on September 15, 1992, in Book 796, Page 134, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by STRATHEARN CATTLE CO., in Deed recorded November 19, 1957, in Book 73, Page 38, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by A.B. MCKINLEY & SONS, INC. in Deed recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

At date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
2. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.
 Recorded : October 25, 1973
 : in Book 186, Page 58, as Document No. 78982
 : Official Records of Elko County, Nevada



684351

03/17/2014
004 of 4

3. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
Granted to : CP NATIONAL CORPORATION
: electric power or telephone lines and/or
: gas or water mains
Recorded : May 13, 1986
: in Book 523, Page 457
: Official Records of Elko County, Nevada

4. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY
Purpose : communication systems and underground cables
Recorded : August 10, 1988
: in Book 635, Page 55
: Official Records of Elko County, Nevada

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV- **684351**
03/17/2014 10:50 AM
Official Record

Requested By
A+ PARALEGALS INC

Elko County - NV

D Mike Smalec - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By ST RPTT

- 1. Assessors Parcel Number(s)
 - a) 001-660-034
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

- 3. Total Value/Sales Price of Property: \$ 70,400.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 5
- b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding Wife and Son

- 5. Partial Interest: Percentage being transferred: 40 %

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 _____ Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian
Address: 6 rue Edouard Fournier
City: 75116 Paris, France
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani
Address: 6 rue Edouard Fournier
City: 75116 Paris, France
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____
Address: 312 W. Fourth Street
City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 20

Exhibit 20

DOC # 560545
09/25/2006 02:47 PM

Official Record

Requested By
STEWART TITLE

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: NR RPTT: \$230.10

APN: 001-660-034
After recording return,
and mail tax statements, to:

Reza Zandian
8775 Costa Verde Blvd, #1416
San Diego, CA 92122



The undersigned hereby affirms this document submitted
for recording does not contain a social security number.

CG 212283

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, made this 25th day of September, 2006,
by and between Elko Land and Livestock Company, successor by merger to CG Properties, Inc.,
Grantor; and Reza Zandian and Foughani Niloofar Zandian, husband and wife, Grantees;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),
lawful, current money of the United States of America, to it in hand paid by the Grantees, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and
confirm unto the said Grantees, as joint tenants with the right of survivorship, all Grantors' right,
title, estate and interest in and to that certain real property located in Elko County, Nevada, more
particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto
belonging or appertaining, and the reversions, remainder and remainders, rents,
issues and profits thereof; it being the intent of the parties that all Grantors'
interests, known or unknown, in the above-described property, be conveyed
hereby.

SUBJECT, however, to all taxes and other assessments, reservations in patents
and all reservations, easements, encumbrances, liens, covenants, rights, rights-of-
way and other interests as they may appear of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the
appurtenances unto the said Grantees, and to the survivor of them, and to the heirs, successors
and assigns of the survivor of the Grantees, forever.



560545

09/26/2008
003 of 4

SUBJECT PROPERTY DESCRIPTION

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of ELKO, described as follows:

Parcel 2 as shown on that certain Parcel Map for JAMES W. JENNINGS, etal filed in the office of the County Recorder of Elko County, State of Nevada, on December 31, 1987, as File No. 245403, being a portion of SE1/4 of Section 17, Township 34 North, Range 55 East, M.D.B. &M.

EXCEPTING THEREFROM all those portions of said land lying within the exterior boundaries of Clover Hills Subdivision, Phases 1, 2 and 3, as shown on the official maps thereof, filed in the office of the Elko County Recorder, Elko, Nevada, on October 20, 1988, July 11, 1989, and November 16, 1989, as File No. 264290, 278494 and 284716 respectively.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to J. ROSS MACLEAN by Deed recorded September 20, 1991, in Book 762, Page 902, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to RICHARD G. FLEMING and KERLY L. FLEMING, by Deed recorded September 15, 1992, in Book 796, Page 134, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by STRATHEARN CATTLE CO., in Deed recorded November 19, 1957, in Book 73, Page 38, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances reserved by A.B. MCKINLEY & SONS, INC. in Deed Recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

CG



560545

09/25/2008
004 of 4

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Taxes for the fiscal year July 1, 2006 to June 30, 2007, including any secured personal property taxes and any special or district assessments collected therewith, and any other assessments levied by City or County authorities, a lien now due and payable,
Total amount : \$603.01
1st installment : \$150.76 Delinquent plus penalties
2nd installment : \$150.75 due October 2, 2006
3rd installment : \$150.75 due January 1, 2007
4th installment : \$150.75 due March 5, 2007
Assessor Parcel No. : 001-660-034
2. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.
3. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
4. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.
Recorded : October 25, 1973
: in Book 186, page 58, as Document No. 78982
: Official Records of Elko County, Nevada
5. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
Granted to : CP NATIONAL CORPORATION
: electric power or telephone lines and/or
: gas or water mains
Recorded : May 13, 1986
: in book 523, Page 457,
: Official Records of Elko County, Nevada.
6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY
Purpose : communication systems and underground cables
Recorded : August 10, 1988
: in Book 635, Page 55,
: Official Records of Elko County, Nevada

DOC # DV - 560545
09/25/2006 02:47 PM
Official Record

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE

Elko County - NV

FOR RE:
Document

Jerry D. Reynolds - Recorder

Book: _____

Page 1 of 1 Fee: \$17.00
Recorded By: NR RPTT: \$230.10

Date of Re: _____

Notes: _____

1. Assessor Parcel Number(s):

- a) 001-660-034
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property

\$ 59,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 59,000.00

Real Property Transfer Tax Due:

\$ 230.10

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 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: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Elko Land and Livestock
Address: 555 5th Street
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Reza Zandian
Address: 8775 Costa Verde Blvd #1416
City/State/Zip: San Diego, CA 92122

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06212283
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 21

Exhibit 21

3-1

APN: 071-02-000-005

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France

Inst #: 20140530-0001037

Fees: \$18.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #005

05/30/2014 09:50:42 AM

Receipt #: 2040576

Requestor:

NILLOOFAR FOUGHANI

Recorded By: SCA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

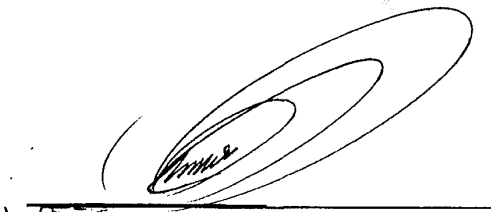
The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging to or in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

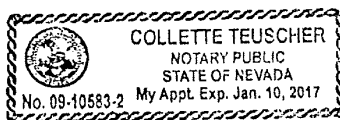
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED
Dated May 20, 2014

STATE OF NEVADA
DECLARATION OF VALUE

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

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son
 5. Partial Interest: Percentage being transferred: 80 %

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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 22

Exhibit 22

③ - 1

APN: 071-02-000-013

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofar Foughani
6 rue Edouard Fournier
75116 Paris, France

Inst #: 20140530-0001038
Fee: \$18.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #005
05/30/2014 09:50:42 AM
Receipt #: 2040576
Requestor:
NILOOFAR FOUGHANI
Recorded By: SCA Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, REZA ZANDIAN a married man, to my son ALBORZ ZANDIAN, an unmarried man, 20% and my wife NILOOFAR FOUGHANI ZANDIAN, 60% as joint tenants with right of survivorship (per financial agreement entered into in Las Vegas, Nevada and dated August 21, 2003).

All that real property situated in the County of Clark, State of Nevada, described as follows:

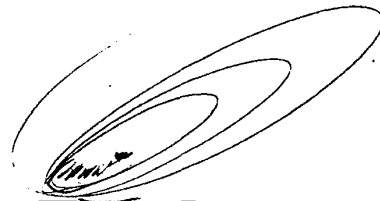
The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of section 2, Township 16 South, Range 68 East, M.D.M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging to or in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

May 20, 2014



Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED

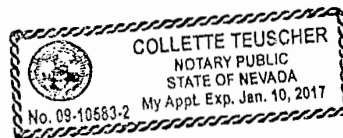
State of Nevada
Carson City

On May 20, 2014 before me, a notary public personally appeared Reza Zandian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED

Dated May 20, 2014

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 071-02-000-013
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____0_____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity: adding wife & son
 5. Partial Interest: Percentage being transferred: 80 %

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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Reza Zandian
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Alborz Zandian & Niloofar Foughani
 Address: 6 rue Edouard Fournier
 City: 75116 Paris, France
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: A+ Paralegals, Inc. Escrow # _____
 Address: 312 W. Fourth Street
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exhibit 23

Exhibit 23

52

20050419-0004639

Fee: \$16.00 RPTT: \$122.40
N/C Fee: \$25.00

04/19/2005 15:31:57
T20050070845

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane PUN
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Reza Zandian
8775 Costa Verde Ste 1416
San Diego, CA 92122

**AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE**

APN NO. 071-02-000-005
Affix RPTT: \$122.40
ESCROW NO.: 05480076

CB

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

George W. Wilkinson, an unmarried man

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a married man

all that real property situated in the County of Clark, State of Nevada, 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.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

George W. Wilkinson Sr.
George W. Wilkinson SR.

STATE OF ~~NEVADA~~ Montana } SS:
COUNTY OF ~~CLARK~~ Ravalli

On April 12, 2005

Personally appeared before me, a Notary Public

George W. Wilkinson

who acknowledged that he/she/they executed the above instrument.



NOTARY PUBLIC-MONTANA

Residing at Hamilton, Montana

My Comm. Expires July 22, 2006

Judy Owings
Notary Public

My commission expires: July 22, 2006

2,2.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 071-02-000-005

b)

c)

d)

2. Type of Property:

a) Vacant Land

b) Single Fam. Res.

c) Condo/Twnhse

d) 2-4 Plex

e) Apt. Bldg

f) Comm'l/Ind'l

g) Agricultural

h) Mobile Home

Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property

\$24,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$24,000.00

Real Property Transfer Tax Due

~~\$2400~~ \$122.40

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 George W. Wilkinson Sr. Capacity owner

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: George W. Wilkinson Sr.

Address: 535 Ashton Dr.

City: Carroll

State: MT Zip: 59828

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Reza Zardian

Address: 8775 Costa Verde

City: San Diego

State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada

Escrow #: 05480076

Address: 742 W. Pioneer Blvd. Suite D.

City: LV

State: NV

Zip: 89147

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

Handwritten initials: UEB9

Exhibit 24

Exhibit 24

30

20050420-0000563

Fee: \$16.00 RPTT: \$204.00
N/C Fee: \$0.00

04/20/2005 09:03:41
T20050071150

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane KCP
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Reza Zandian
8775 Costa Verde Ste 1416
San Diego, CA 92122

AND WHEN RECORDED MAIL

**TAX STATEMENTS TO:
SAME AS ABOVE**

3

APN NO. 071-02-000-013
Affix RPTT: \$204.00
ESCROW NO.: 05480075

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Lois R. Adams, surviving joint tenant:

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a *married man*

all that real property situated in the County of Clark, State of Nevada, described as follows:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 2, Township 16 South, Range 68 East, M.D.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLERS:

Lois R Adams
Lois R. Adams

ARIZONA
STATE OF NEVADA
COUNTY OF CLARK MARICOPA
On MARCH 12 2005

} SS:

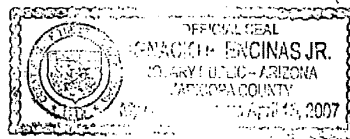
Personally appeared before me, a Notary Public
LOIS R ADAMS

who acknowledged that he/she/they executed the above instrument.

Ignacio F Encinas Jr
Notary Public Ignacio F. Encinas, Jr.

Ignacio F. Encinas Jr.
exp Apr 15, 2007

My commission expires: 4-15-2007



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 071-02-000-013
- b)
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$40,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$40,000.00
 Real Property Transfer Tax Due \$204.00

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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lois R Adams
 Address: 22102 W Hilton Ave
 City: Burke
 State: AZ Zip: 85326

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Reza Zardari
 Address: 8775 Costa Verde #1416
 City: San Diego
 State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada Escrow #: 05480075
 Address: 742 W. Pioneer Blvd. Suite D.
 City: Mesquite State: NV Zip: 89027

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

563

Exhibit 25

Exhibit 25

DOC # 4335754

03/18/2014 04:28:04 PM

Requested By
A+ PARALEGALS INC
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$18.00 RPTT: \$0.00
Page 1 of 2

APN: 079-150-12

Recording Requested by:
Grantor, Reza Zandian

When Recorded Mail Document and tax statements to:
Niloofer Foughani
6 rue Edouard Fournier
75116 Paris, France



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian (also known as Resa Zandian), hereby grants his 50% of said property from, RESA ZANDIAN and NILOOFAR FOUGHANI, husband and wife as joint tenants with right of survivorship, to NILOOFAR FOUGHANI 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003) and ALBORZ ZANDIAN, 10% an unmarried man, as joint tenants with right of survivorship.

The land referred to herein is situated in the State of Nevada, Washoe County, described as follows:

The Southwest Quarter (SW ¼) of Section 25, Township 21 North, Range 23 East, M.D.M.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

March 12, 2014

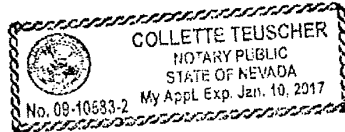

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014

COPY

Exhibit 26

Exhibit 26

DOC # 3236343
06/27/2005 10:18A Fee:15.00

BK1
Requested By
FIRST AMERICAN TITLE
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 2 RPT 389.00

A.P.N.: 079-150-12
File No: 121-2208137 (JB)
R.P.T.T.: \$369.00



When Recorded Mail To: Mail Tax Statements To:
Resa Zandian and Niloofar Foughani
8775 Costa Verde #1416
San Diego, CA 92122

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Clifton, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Resa Zandian and Niloofar Foughani, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Washoe, State of Nevada, described as follows:

The Southwest Quarter (SW 1/4) of Section 25, Township 21 North, Range 23 East, M.D.M.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

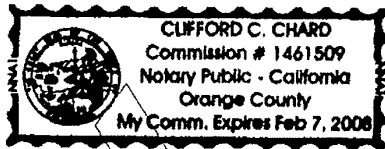
Date: 06/25/2005

John Clifton
John Clifton

STATE OF ~~NEVADA~~ ^{CALIFORNIA})
: ss.
COUNTY OF ~~ORANGE~~

This instrument was acknowledged before me on
JUNE 3, 2005 by
John Clifton.

Clifford C. Chard
Notary Public
(My commission expires: 2/7/08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/02/2005 under Escrow No. 121-2208137

COPY

3236343
06/27/2005
2 of 2

Exhibit 27

Exhibit 27

APN: 079-150-09, 079-150-10, 07-150-13
084-040-02, 084-040-04, 084-040-06,
084-040-10, 084-130-07, 084-140-17

DOC # 2900592
08/08/2003 03:48P Fee:20.00
BK1
Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 7 RPTT 1500.00

RPTT \$1,500.00 130277-TDC

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Star Living Trust
950 Seven Hills Drive, Ste 1026
Henderson, NV 89052

2827 S. MONTA CRISTO
LAS VEGAS, NV 89117

mail pay statement to above

25269-DAR

60130277

GRANT, BARGAIN AND SALE DEED



THIS GRANT, BARGAIN AND SALE DEED is made this 1st day of AUGUST, 2003 by and between NEVADA LAND AND RESOURCE COMPANY, LLC, a Delaware limited liability company, whose address is 704 W. Nye Lane, Suite 201, Carson City, Nevada, 89703 (referred to as "GRANTOR") and FRED SADRI TRUSTEE OF THE STAR LIVING TRUST, DATED APRIL 14, 1997, AS TO AN UNDIVIDED 1/3 INTEREST, RAY KOROGHLI, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST AND REZA ZANDIAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON, (referred to as "GRANTEE").

GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to GRANTEE paid by the GRANTEE, the receipt of which GRANTEE acknowledges, by these presents grants, bargains and sells to GRANTEE, and to GRANTEE's successors and assigns forever, all right, title and interest in and to that certain real property situated in Washoe County, State of Nevada, and more particularly described on Exhibit A, except the easement and mineral estate and interest reserved to GRANTOR.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property;

To have and to hold the real property above described with the appurtenances, unto GRANTEE, and to GRANTEE's heirs, and successors and assigns forever.

GRANTOR reserves to itself and its successors and assigns a 20 foot wide access easement over, through, within, under, across and along the East and South boundaries of Section 3, Township 20 North, Range 23 East.

GRANTOR reserves to itself the exclusive right and privilege to enter on the property for the purposes of exploration and prospecting for the development, extraction, mining, production, removal and sale of all minerals, mineral substances, metals, ore-bearing materials, coal, oil, gas, other hydrocarbons, geothermal steam, liquids or brines, heat, other geothermal resources and rocks of every kind, except sand and gravel. The mineral estate and rights reserved to Grantor include all of the right, title and interest to minerals in, on or under the property, including, but not limited to, the surface and subsurface of the property, all minerals, mineral elements and compounds and ores, together with all easements and rights-of-way reserved or granted in, on or under the property, together with any and all lodes, veins and mineral deposits extending from or into or contained in the



property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

GRANTOR makes no representation or warranty concerning the effect of those Minerals Leases, by and between Southern Pacific Land Company, a California corporation, as lessor, and SFP Minerals Corporation, a Delaware corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

**NEVADA LAND AND RESOURCE COMPANY, LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

By: *Dorothy A. Timian-Palmer*
Dorothy A. Timian-Palmer
Chief Operating Officer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on August 1, 2003, by Dorothy A. Timian-Palmer its Chief Operating Officer of and for Nevada Land and Resource Company, LLC, a Delaware limited liability company.

Cecile W. Tureman
Notary Public

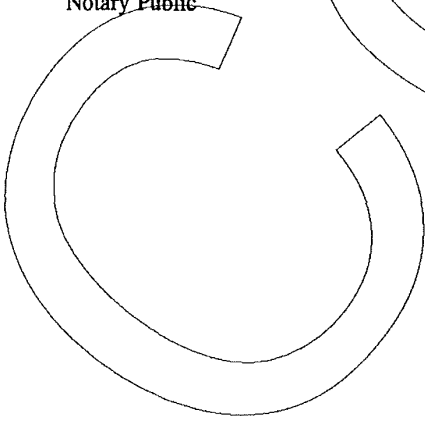
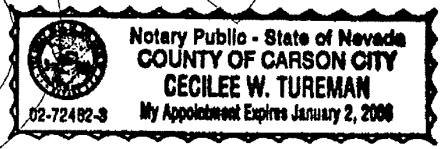




EXHIBIT " A "

All that real property situate in the County of Washoe, State of Nevada,
described as follows:

PARCEL A:

A.P.N. 079-150-09

The Northeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the South $\frac{1}{2}$ in
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar
and other valuable minerals as reserved by the United States of America or the
State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores
within or underlying the property, including, without limitation, oil, natural gas
and hydrocarbon substances, geothermal steam, brines and minerals in solution,
and sand gravel and aggregates, and products derived therefrom, together with
any rights of ingress and egress in, upon or over the property and to make such
use of the property and the surface thereof as is necessary or useful in
connection therewith, as reserved in the Deed recorded January 09, 1990 in
Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL B:

A.P.N. 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar
and other valuable minerals as reserved by the United States of America or the
State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores
within or underlying the property, including, without limitation, oil, natural gas
and hydrocarbon substances, geothermal steam, brines and minerals in solution,
and sand gravel and aggregates, and products derived therefrom, together with



any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL C:

A.P.N. 079-150-13

The Northeast $\frac{1}{4}$; South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; South $\frac{1}{2}$ of Section 27, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL D:

A.P.N. 084-040-02

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such



use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL E:

A.P.N. 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:

A.P.N. 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection



therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:
A.P.N. 084-040-10

The North $\frac{1}{2}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

ALSO EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL H:
A.P.N. 084-130-07

The Northwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and Government Lot 1 in the Southwest $\frac{1}{4}$ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with



any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL I:

A.P.N. 084-140-17

The Northeast $\frac{1}{4}$ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

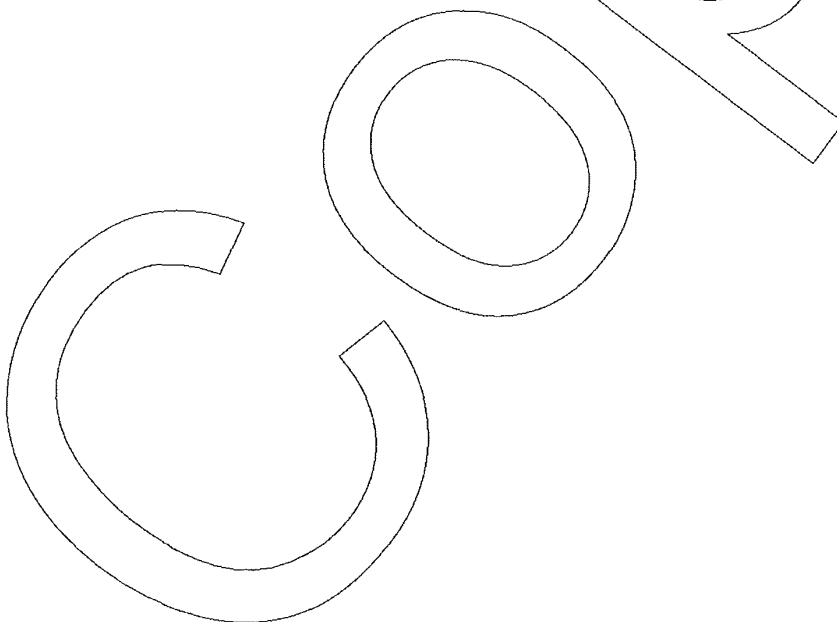


Exhibit 28

Exhibit 28

APN: 079-150-09,10,13 084-040-02,04,06,10 084-130-07
RPTT \$#3

084-40-17

DOC # 2900593

08/08/2003 03:46P Fee:19.00

BK1

Requested By
WESTERN TITLE COMPANY INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 8 RPTT 0.00

WHEN RECORDED MAIL TO:
Name REZA ZANDIAN C/O
Street 2827 S. MONTE CRISTO WAY
City,State LAS VEGAS, NV 89117-2952
Zip

MAIL TAX STATEMENTS TO:
Name STAR LIVING TRUST DATED APRIL 14,
1997
Street 2827 S. MONTE CRISTO WAY
City,State LAS VEGAS, NV 89117-2952
Zip
Order No. 00025269-501- DBR 00130277



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That NILOO FAR-FOUGHANI, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to REZA ZANDIAN, a married man as his sole and separate property all that real property situated in the City of N/A, County of Washoe, State of Nevada described as follows:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: July 31, 2003

STATE OF NEVADA

COUNTY OF CLARK

} ss

NILOO FAR FOUGHANI

This instrument was acknowledged before me on

AUGUST 5, 2003

by NILOO FAR FOUGHANI

Terrie Gady
Notary Public

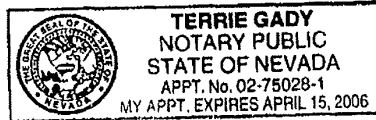




EXHIBIT " A "

All that real property situate in the County of Washoe, State of Nevada,
described as follows:

PARCEL A:

A.P.N. 079-150-09

The Northeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the South $\frac{1}{2}$ in
Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar
and other valuable minerals as reserved by the United States of America or the
State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores
within or underlying the property, including, without limitation, oil, natural gas
and hydrocarbon substances, geothermal steam, brines and minerals in solution,
and sand gravel and aggregates, and products derived therefrom, together with
any rights of ingress and egress in, upon or over the property and to make such
use of the property and the surface thereof as is necessary or useful in
connection therewith, as reserved in the Deed recorded January 09, 1990 in
Book 3019, Page 756 as Document No. 1373452 of Official Records.

PARCEL B:

A.P.N. 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar
and other valuable minerals as reserved by the United States of America or the
State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores
within or underlying the property, including, without limitation, oil, natural gas
and hydrocarbon substances, geothermal steam, brines and minerals in solution,
and sand gravel and aggregates, and products derived therefrom, together with



any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL C:

A.P.N. 079-150-13

The Northeast $\frac{1}{4}$; South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; South $\frac{1}{2}$ of Section 27, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

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PARCEL D:

A.P.N. 084-040-02

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such



use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL E:
A.P.N. 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:
A.P.N. 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

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therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:

A.P.N. 084-040-10

The North $\frac{1}{2}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

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PARCEL H:

A.P.N. 084-130-07

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PARCEL I:

A.P.N. 084-140-17

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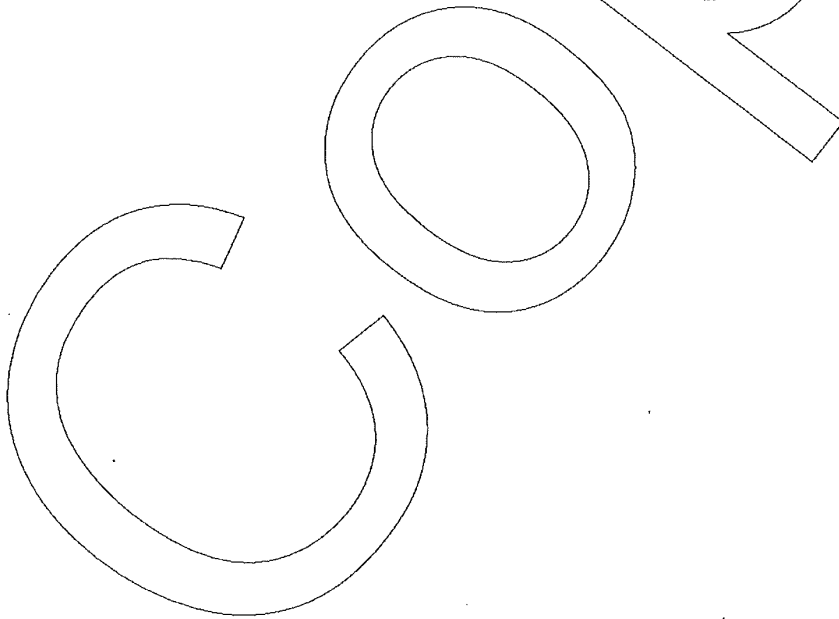


Exhibit 29

Exhibit 29

DOC # 3547263

06/22/2007 04:41:06 PM

Requested By

JOHN PETER LEE

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$132.00 RPTT: \$0.00

Page 1 of 119



JUDGMENT CONFIRMING
ARBITRATION AWARD

Recording requested by:

JOHN PETER LEE, LTD.

Return to:

John Peter Lee, Ltd.
830 Las Vegas Boulevard South
Las Vegas, NV 89101

This page added to provide additional information required by NRS 111.312
Sections 1-2. (Additional recording fee applies.)

1 JUDGE
JOHN PETER LEE, LTD.
2 JOHN PETER LEE, ESQ.
Nevada Bar No. 001768
3 MICHAEL A. REYNOLDS, ESQ.
Nevada Bar No. 008631
4 830 Las Vegas Boulevard South
Las Vegas, Nevada 89101
5 (702) 382-4044 Fax: (702) 383-9950
Attorneys for Plaintiff/Counterdefendant

FILED

JUN 8 10 51 AM '07

Cliff
CLERK OF THE COURT

DISTRICT COURT

CLARK COUNTY, NEVADA

9 GHOLAMREZA ZANDIAN JAZI,

10 Plaintiff,

CASE NO.: A511131
DEPT. NO.: XI

11 v.

12 RAY KOROGHLI, individually, FARIBORZ FRED
SADRI, individually, and as Trustee of the Star
13 Living Trust, WENDOVER PROJECT, LLC, a
Nevada limited liability company; BIG SPRING
14 RANCH, LLC, a Nevada limited liability company,
and NEVADA LAND AND WATER
15 RESOURCES, LLC, a Nevada limited liability
company,

16 Defendants.

**JUDGMENT CONFIRMING
ARBITRATION AWARD**

18 RAY KOROGHLI, individually and FARIBORZ
FRED SADRI, individually,

19 Counterclaimants,

DATE: 6-5-07
TIME: 9:00 a.m.

20 v.

21 GHOLAMREZA ZANDIAN JAZI,

22 Counterdefendant.

24 WENDOVER PROJECT, LLC,

25 Counterclaimant,

26 v.

27 GHOLAMREZA ZANDIAN JAZI,

28 Counterdefendant.

JOHN PETER LEE, LTD.

ATTORNEYS AT LAW

830 LAS VEGAS BOULEVARD SOUTH

LAS VEGAS, NEVADA 89101

Telephone (702) 382-4044

Telecopier (702) 383-9950

1 GHOLAMREZA ZANDIAN JAZI,)
 2 Counterclaimant,)
 3 v.)
 4 WENDOVER PROJECT, LLC,)
 5 Counterdefendant.)

6 1334.022860-JLR

7 ZANDIAN'S MOTION FOR CONFIRMATION AND ENTRY OF JUDGMENT ON
 8 ARBITRATION AWARD and the Defendants' COUNTERMOTION TO VACATE
 9 ARBITRATION AWARD having come before this Court on Tuesday, June 5, 2007, the Honorable
 10 Elizabeth Gonzalez presiding, and the Court being fully apprised in the premises and good cause
 11 appearing, it is hereby

12 ORDERED that Plaintiff's MOTION FOR CONFIRMATION AND ENTRY OF
 13 JUDGMENT ON ARBITRATION AWARD is granted, and Defendants' COUNTERMOTION TO
 14 VACATE ARBITRATION AWARD is denied.

15 IT IS FURTHER ORDERED that this Court confirms the Arbitration Awards made and
 16 entered by Floyd A. Hale, Esq., and enters judgment on the Arbitration Awards as follows:

17 IT IS ORDERED, ADJUDGED AND DECREED that all of the relief granted by the
 18 aforesaid Arbitrator in his Arbitration Decision dated the 20th day of September, 2006, a copy of
 19 which is attached hereto as Exhibit "1" is granted by this Court.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Arbitrator's Decision
 21 Denying Defendants' Motion to Change Award dated the 11th day of October, 2006, a copy of which
 22 is attached hereto as Exhibit "2" is granted by this Court.

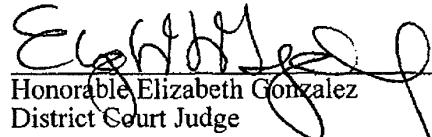
23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all relief granted in the
 24 Implementation Award dated the 29th day of November, 2006, a copy of which is attached hereto
 25 as Exhibit "3" is granted by this Court.

26 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Arbitrator's Report
 27 and Recommendation to District Court dated the 28th day of February, 2007, a copy of which is
 28 attached hereto as Exhibit "4" is granted by this Court.

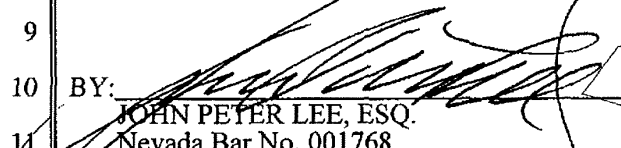
JOHN PETER LEE, LTD.
 ATTORNEYS AT LAW
 830 LAS VEGAS BOULEVARD SOUTH
 LAS VEGAS, NEVADA 89101
 Telephone (702) 382-4044
 Telecopier (702) 383-9950

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Court retains
2 jurisdiction to implement this Judgment.

3 Dated this 7 day of June, 2007.


4 
5 Honorable Elizabeth Gonzalez
6 District Court Judge

7 SUBMITTED BY:
8 JOHN PETER LEE, LTD.

9
10 BY: 
11 JOHN PETER LEE, ESQ.
12 Nevada Bar No. 001768
13 MICHAEL A. REYNOLDS, ESQ.
14 Nevada Bar No. 008631
15 830 Las Vegas Boulevard South
16 Las Vegas, Nevada 89101
17 Ph: (702) 382-4044/Fax: (702) 383-9950
18 Attorneys for Plaintiff/Counterdefendant

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JOHN PETER LEE, LTD.

ATTORNEYS AT LAW
830 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
Telephone (702) 382-4044
Telecopier (702) 383-9950


CLERK OF COURT

JUN 8 '07

DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL
- 3 - ON FILE

COPY

EXHIBIT ONE

RECEIVED
SEP 22 2006
JOHN PETER LEE, LTD.

1 ARB
2 FLOYD A. HALE, ESQ.
3 Nevada Bar No. 1873
4 JAMS
5 2300 W. Sahara, #900
6 Las Vegas, NV 89102
7 Ph: (702) 457-5267
8 Fax: (702) 437-5267
9 Arbitrator

DISTRICT COURT
CLARK COUNTY, NEVADA

10 GHOLAMREZA ZANDIAN JAZI,)
11)
12 Plaintiff,)

Case No. A51N31
Dept. No. XII

13 vs.)

14 RAY KOROGHLI, individually,)
15 FABIRORZ FRED SADRI, individually,)
16 and as Trustee of the Star Living Trust,)
17 WENDOVER PROJECT, LLC, a Nevada)
18 limited liability company; BIG SPRING)
19 RANCH, LLC, a Nevada limited liability)
20 company, and NEVADA LAND AND)
21 WATER RESOURCES, LLC, a Nevada)
22 limited liability company,)

23 Defendants.)

ARBITRATION DECISION

24 Arbitration Hearings in this matter were conducted for two full days. The parties
25 submitted voluminous exhibits, depositions and briefs to the Arbitrator. Having reviewed the
26 documentation submitted and having heard the testimony and representations of the parties, the
27 following Arbitration Decision is entered:

28 1. The entire interest in the Pah Rah, LLC, property will be transferred to Gholamreza

FLOYD A. HALE
SPECIAL MASTER
2300 W. SAHARA, SUITE 900
LAS VEGAS, NEVADA 89102
PHONE (702) 457-5267 EMAIL fhaile@floydahale.com

1 Zandian Jazi, free and clear of all encumbrances, including the promissory note secured by Deed
2 of Trust issued for the benefit of Fariborz Fred Sadri; any obligation owed to Jeff Codega, related
3 to work that was performed as to the Pah Rah real estate will be the obligation of Gholamreza
4 Zandian Jazi;

5
6 2. The 320 acres referenced in the briefs and this lawsuit will be transferred free and clear
7 to Gholamreza Zandian Jazi without any obligation to the other litigants or parties to this
8 Arbitration or to any other party who may profess to have an interest in the 320 acres that are
9 bound by this lawsuit and Arbitration;

10
11 3. Fariborz Fred Sadri and Ray Koroghli will, within 30 days from the service of this
12 Arbitration Decision, pay Gholamreza Zandian Jazi \$250,000.00 in return for Gholamreza
13 Zandian Jazi waiving any claims or any rights as to the Big Springs Ranch, LLC or any of its
14 assets;

15
16 4. That Gholamreza Zandian Jazi will transfer any interest in the Wendover project, LLC,
17 including all assets and real estate to Fariborz Fred Sadri and Ray Koroghli;


18
19 5. All of the entities and properties that are the subject of this Arbitration and lawsuit,
20 including Pah Rah, LLC, the owners of the 300 acres referenced above, the Big Springs Ranch,
21 LLC, and the Wendover purchase or Wendover Project, LLC, referenced in this lawsuit and
22 Arbitration waive any claims to reimbursement or participation in any consulting fees previously
23 paid to Gholamreza Zandian Jazi from the seller of the real estate to those entities;

24
25 6. That the parties, through counsel, will prepare all necessary documents to effect the
26 transfers of the real estate assets and LLC entities and the parties to this lawsuit and Arbitration
27 will execute all necessary documents to effect this Arbitration Order, including a mutual Release
28 to be executed by all parties.

FLORIAN PALE
SPECIAL MASTER
2300 W. AVE. SUITE 900
LAS VEGAS, NV 89102
PHONE (702) 457-5267 EMAIL fpale@floyd hale.com

7. That each party pay their own fees and costs incurred herein.

DATED this 20th day of September, 2006.

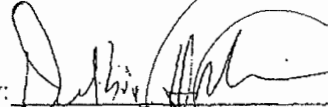
By: 
FLOYD HALE, Arbitrator
2300 West Sahara Avenue, #900
Las Vegas, NV 89102

CERTIFICATE OF FACSIMILE AND MAIL

I hereby certify that on the 21 day of September, 2006, I faxed and mailed a true and correct copy of the foregoing addressed to:

John Peter Lee, Esq.
830 Las Vegas Boulevard South
Las Vegas, NV 89101
Attorneys for Plaintiffs
Fax No. 383-9950

John Netzorg, Esq.
2810 West Charleston Blvd. #H-81
Las Vegas, NV 89102
Attorneys for Defendants
Fax No. 878-1255

By: 
Employee of Jams

FLOYD A. HALE
SPECIAL MASTER
2300 W. S.
LAS VEG.
PHONE (702) 457-5257
WWW.HALE@FLOYDAH.COM

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2988592
08/05/2003
3 of 7

EXHIBIT " A "

All that real property situate in the County of Washoe, State of Nevada,
described as follows:

PARCEL A:
A.P.N. 079-150-09

The Northeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the South $\frac{1}{2}$ in
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PARCEL B:
A.P.N. 079-150-10

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

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JM_FJD_2471



2988582
88/86/2883
4 of 7

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PARCEL C:
A.P.N. 079-150-13

The Northeast $\frac{1}{4}$; South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; South $\frac{1}{2}$ of Section 27,
Township 21 North, Range 23 East, M.D.B.&M.

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Section 5, Township 20 North, Range 23 East, M.D.B.&M.

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JM_FJD_2472



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08/08/2003
5 of 7

use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

PARCEL E:

A.P.N. 084-040-04

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:

A.P.N. 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection

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08/08/2003
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therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:

A.P.N. 084-040-10

The North $\frac{1}{2}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

ALSO EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL H:

A.P.N. 084-130-07

The Northwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and Government Lot 1 in the Southwest $\frac{1}{4}$ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with

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06/22/2007
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any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

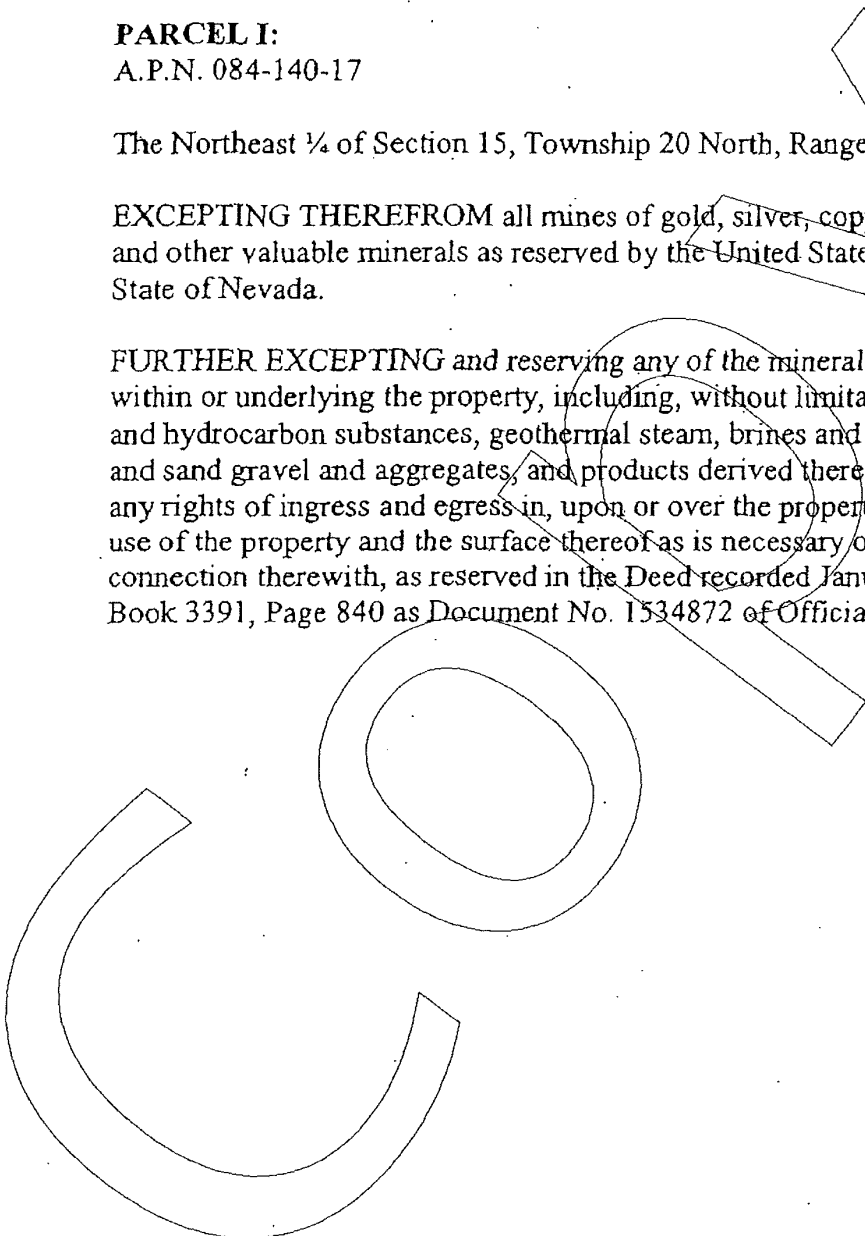
PARCEL I:

A.P.N. 084-140-17

The Northeast $\frac{1}{4}$ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.



100706

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COPY

Exhibit 5

REQUEST FOR FULL RECONVEYANCE

TO: Western Title Company, Inc., Trustee

The undersigned is the legal owner and holder of the Note or Notes, and of all other indebtedness secured by the attached Deed of Trust. Said Note or Notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied; and you are hereby requested and directed to cancel said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the Deed of Trust, and to reconvey, without warranty, to Gholamreza Zandian Jazi all the estate now held by you under the same.

DATED this _____ day of _____, 2006.

Fariborz Fred Sadri

STAR LIVING TRUST

BY: _____
Fariborz Fred Sadri, Trustee

Pah Rah parcel

Exhibit 30

Exhibit 30

DOC # 4335755

03/18/2014 04:28:04 PM

Requested By

A+ PARALEGALS INC

Washoe County Recorder

Laurence R. Burtness - Recorder

Fee: \$22.00 RPTT: \$0.00

Page 1 of 6

APN: 079-150-09, 079-150-10, 079-150-13,
084-040-02, 084-040-04, 084-040-06,
084-040-10, 084-130-07, 084-140-17

Recording Requested by:
Grantor, Reza Zandian



When Recorded Mail Document and tax statements to:
Niloofar Foughani
6 rue Edouard Fournier
75116 Paris, France

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

I, Reza Zandian, hereby grant said property from, FRED SADRI Trustee of the Star Living Trust, dated April 14, 1997, as to an undivided 1/3 interest, RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, as to an undivided 1/3 interest and REZA ZANDIAN, a married man as his sole and separate property, as to an undivided 1/3 interest, as tenants in common, to, FRED SADRI Trustee of the Star Living Trust, dated April 14, 1997, as to an undivided 1/3 interest, RAY KOROGHLI and SATHSOWI THAY KOROGHLI, as Managing Trustees of the KOROGHLI MANAGEMENT TRUST, as to an undivided 1/3 interest and ALBORZ ZANDIAN, an unmarried man, 6.66%, and Niloofar Foughani, 19.98% (on behalf of herself 6.66%, Nikan Zandian Jazi 6.66% and Rayan Zandian 6.66%) (per financial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as tenants in common.

The land referred to herein is situated in the State of Nevada, Washoe County, described as follows:

See Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining, to the real property, and any reversions, remainders, rents, issues and profits of the real property.

March 12, 2014

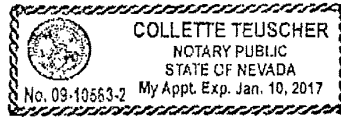
Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

State of Nevada
County of Washoe

This instrument was acknowledged before me on March 12, 2014 by Reza Zandain.

Collette Teuscher
Notary Public



-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED
Dated March 12, 2014

COPY

EXHIBIT "A"

All that real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL A:
APN 079-150-09**

The Northeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the South $\frac{1}{2}$ in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

**PARCEL B:
APN 079-150-10**

Section 31, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

**PARCEL C:
APN 079-150-13**

The Northeast $\frac{1}{4}$; South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; South $\frac{1}{2}$ of Section 27, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 09, 1990 in Book 3019, Page 756 as Document No. 1373452 of Official Records.

**PARCEL D:
APN 084-040-02**

Section 5, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded February 22, 1991 in Book 3216, Page 526 as Document No. 1461483 of Official Records.

**PARCEL E:
APN 084-040-04**

Section 3, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL F:
APN 084-040-06

Section 1, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL G:
APN 084-040-10

The North $\frac{1}{2}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 11, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

PARCEL H:
APN 084-130-07

The Northwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and Government Lot 1 in the Southwest $\frac{1}{4}$ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon

substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

**PARCEL I:
APN 084-140-17**

The Northeast ¼ of Section 15, Township 20 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals as reserved by the United States of America or the State of Nevada.

FURTHER EXCEPTING and reserving any of the minerals and mineral ores within or underlying the property, including, without limitation, oil, natural gas and hydrocarbon substance, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the property and to make such use of the property and the surface thereof as is necessary or useful in connection therewith, as reserved in the Deed recorded January 03, 1992 in Book 3391, Page 840 as Document No. 1534872 of Official Records.

COPY

Exhibit 31

Exhibit 31

**Schedule K-1
(Form 1065)**

Department of the Treasury
Internal Revenue Service

2014

For calendar year 2014, or tax
year beginning _____, 2014
ending _____, 20

**Partner's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Final K-1

Amended K-1

651113
OMB No. 1545-0123

Part I Information About the Partnership

A Partnership's employer identification number
20-3009062

B Partnership's name, address, city, state, and ZIP code
DAYTON PLAZA LLC
1401 S LAS VEGAS BLVD
LAS VEGAS, NV 89104

C IRS Centag where partnership filed return
e-file

D Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number Partner: 1

F Partner's name, address, city, state, and ZIP code
REZA ZANDIAN
1401 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89104

G General partner or LLC member-manager Limited partner or other LLC member

H Domestic partner Foreign partner

I1 What type of entity is this partner? Passive Individual

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check the box

J Partner's share of profit, loss, and capital (see instructions)

	Beginning	Ending
Profit	22.200000%	22.200000%
Loss	22.200000%	22.200000%
Capital	21.002000%	21.002000%

K Partner's share of liabilities at year end:

Nonrecourse \$

Qualified nonrecourse financing \$

Recourse \$

L Partner's capital account analysis:

Beginning capital account	\$	94,515
Capital contributed during the year	\$	
Current year increase (decrease)	\$	-311
Withdrawals & distributions	\$	()
Ending capital account	\$	94,204

Tax basis GAAP Section 704(b) book
 Other (explain)

M Did the partner contribute property with a built-in gain or loss?
 Yes No
If "Yes," attach statement (see instructions)

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	16	Credits
		-311	
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured Section 1250 gain		
10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses
11	Other income (loss)		
12	Section 179 deduction		19 Distributions
13	Other deductions		20 Other information
14	Self-employment earnings (loss)		
A		-311	

*See attached statement for additional information.

For IRS Use Only

Exhibit 32

Exhibit 32

Item C. If the partnership is filing its return electronically, enter "e-file." Otherwise, enter the name of the IRS service center where the partnership will file its return. See *Where to File*, earlier.

Part II. Information About the Partner

Complete a Schedule K-1 for each partner. On each Schedule K-1, enter the partner's name, address, identifying number, and distributive share items.

Items E and F

For an individual partner, enter the partner's social security number (SSN) or individual taxpayer identification number (ITIN). For all other partners, enter the partner's EIN. However, if a partner is an individual retirement arrangement (IRA), enter the identifying number of the custodian of the IRA. Do not enter the identification number of the person for whom the IRA is maintained.

Foreign partners without a U.S. identifying number should be notified by the partnership of the necessity of obtaining a U.S. identifying number. Certain aliens who are not eligible to obtain SSNs can apply for an ITIN on Form W-7, Application for IRS Individual Taxpayer Identification Number.

If a single member limited liability company (LLC) owns an interest in the partnership, and the LLC is treated as a disregarded entity for federal income tax purposes, enter the owner's identifying number in item E and the owner's name and address in item F.

Truncating recipient's identification number on Schedule K-1. The partnership can truncate a partner's identifying number on the Schedule K-1 the partnership sends to the partner. Truncation is not allowed on the Schedule K-1 the partnership files with the IRS. Also, the partnership cannot truncate its own identification number on any form.

To truncate, where allowed, replace the first five digits of the nine-digit number with asterisks (*) or Xs (for example, an SSN xxx-xx-xxxx would appear as ***-**-xxxx or XXX-XX-xxxx). For more information, see Regulations section 301.6109-4.

Foreign address. If the partner has a foreign address, enter the information in the following order: City or town, state or province, country and ZIP or foreign postal code. Follow the country's practice for entering the postal code. Do not abbreviate the country name.

Item G

Complete item G on all Schedules K-1. If a partner holds interests as both a general and limited partner, check both boxes and attach a statement for each activity that shows the amounts allocable to the partner's interest as a limited partner.

Item H. Domestic/Foreign Partner

Check the foreign partner box if the partner is a nonresident alien individual, foreign partnership, foreign corporation, foreign estate, foreign trust, or foreign government. Otherwise, check the domestic partner box.

Item I1. What Type of Entity Is This Partner?

State whether the partner is an individual, a corporation, an estate, a trust, a partnership, a disregarded entity, an exempt organization, a foreign government, or a nominee (custodian). If the entity is a limited liability company (LLC) and it is treated as other than a disregarded entity for federal income tax purposes, the partnership must enter the LLC's classification for federal income tax purposes (that is, a corporation or partnership). If the partner is a nominee, use one of the following codes after the word "nominee" to indicate the type of entity the nominee represents: I—Individual; C—Corporation; F—Estate or Trust; P—Partnership; DE—Disregarded Entity; E—Exempt Organization; IRA—Individual Retirement Arrangement; or FGOV—Foreign Government.

Item J. Partner's Profit, Loss, and Capital

On each line, enter the partner's percentage share of the partnership's profit, loss, and capital as of the beginning and end of the partnership's tax year, as determined under the partnership agreement. If a partner's interest commences after the beginning of the partnership's tax year, enter in the *Beginning* column the percentages that existed for the partner immediately after admission. If a partner's interest terminates before the end of the partnership's tax year, enter in the *Ending* column the percentages that existed immediately before termination.

On the line for *Capital*, enter the percentage share of the capital that the partner would receive if the partnership was liquidated by the distribution of undivided interests in partnership assets and liabilities. If the partner's capital account is negative or zero, express the percentage ownership of capital as zero.

The partner's percentage share of each category must be expressed as a percentage. The percentage must not be negative. The total percentage interest in each category must total 100% for all partners. To determine whether the total beginning and ending percentages are 100%, do not include the beginning percentage for a partner that was not a partner at the beginning of the partnership's tax year or the ending percentage for a partner that left the partnership before the end of the partnership's tax year. If the partnership agreement does not express the partner's share of profit, loss, and capital as fixed percentages, the partnership may use a reasonable method in arriving at each percentage for purposes of completing the

items required by item J, as long as such method is consistent with the partnership agreement and is applied consistently from year to year. Maintain records to support the share of profits, share of losses, and share of capital reported for each partner.

Item K. Partner's Share of Liabilities

Enter each partner's share of nonrecourse liabilities, partnership-level qualified nonrecourse financing, and other recourse liabilities at the end of the year.

"Nonrecourse liabilities" are those liabilities of the partnership for which no partner (or related person) bears the economic risk of loss. The extent to which a partner bears the economic risk of loss is determined under the rules of Regulations section 1.752-2. Do not include partnership-level qualified nonrecourse financing (defined below) on the line for nonrecourse liabilities.

If the partner terminated his or her interest in the partnership during the year, enter the share that existed immediately before the total disposition. In all other cases, enter it as of the end of the year.

If the partnership is engaged in two or more different types of at-risk activities, or a combination of at-risk activities and any other activity, attach a statement showing the partner's share of nonrecourse liabilities, partnership-level qualified nonrecourse financing, and other recourse liabilities for each activity. See Pub. 925 to determine if the partnership is engaged in more than one at-risk activity.

The at-risk rules of section 465 generally apply to any activity carried on by the partnership as a trade or business or for the production of income. These rules generally limit the amount of loss and other deductions a partner can claim from any partnership activity to the amount for which that partner is considered at risk. However, for partners who acquired their partnership interests before 1987, the at-risk rules do not apply to losses from an activity of holding real property the partnership placed in service before 1987. The activity of holding mineral property does not qualify for this exception. Identify on an attached statement to Schedule K-1 the amount of any losses that are not subject to the at-risk rules.

If a partnership is engaged in an activity subject to the limitations of section 465(c)(1) (such as films or videotapes, leasing section 1245 property, farming, or oil and gas property), give each partner his or her share of the total pre-1976 losses from that activity for which there existed a corresponding amount of nonrecourse liability at the end of each year in which the losses occurred. See Form 6198, At-Risk Limitations, and related instructions for more information.

Qualified nonrecourse financing secured by real property used in an activity of holding real property that is subject to the at-risk rules is treated as an amount at risk.

Exhibit 33

Exhibit 33

trade or business activity in which the partner had an interest (either directly or indirectly).

e. Net royalty income from intangible property if the partner acquired the partner's interest in the partnership after the partnership created the intangible property or performed substantial services, or incurred substantial costs in developing or marketing the intangible property.

15. Identify separately the credits from each activity conducted by or through the partnership.

16. Identify the partner's distributive share of the partnership's self-charged interest income or expense (see *Self-Charged Interest*, earlier).

a. **Loans between a partner and the partnership.** Identify the lending or borrowing partner's share of the self-charged interest income or expense. If the partner made the loan to the partnership, also identify the activity in which the loan proceeds were used. If the proceeds were used in more than one activity, allocate the interest to each activity based on the amount of the proceeds used in each activity.

b. **Loans between the partnership and another partnership or an S corporation.** If the partnership's partners have the same proportional ownership interest in the partnership and the other partnership or S corporation, identify each partner's share of the interest income or expense from the loan. If the partnership was the borrower, also identify the activity in which the loan proceeds were used. If the loan proceeds were used in more than one activity, allocate the interest to each activity based on the amount of the proceeds used in each activity.

Net Investment Income Tax Reporting Requirements

Note. The information described in this section should be given directly to the partner and should not be reported by the partnership to the IRS.

To allow partners to correctly figure the net investment income tax where a partner disposes of an interest in the partnership during the tax year, the partnership may be required to provide the partner with certain information. The net investment income tax is a tax imposed on an individual, trust, or estate's net investment income. Net investment income includes the net gains or losses from the sale of an interest in the partnership. A partner who is actively involved in one or more of the partnership or lower tier pass-through entities' trades or businesses (other than trading in financial instruments or commodities) can reduce the amount of the gain or loss from the sale of the partnership or lower tier pass-through entity interest included in its net investment income. However, to figure its net investment income, the active partner needs certain information from the partnership.

Generally, the partnership must provide certain information to the partner if the

partnership knows, or has reason to know, the following.

1. The partner disposed of an interest in the partnership.

2. The partner materially participates (within the meaning of the passive activity loss rules (section 469)) in one or more of the trades or businesses (within the meaning of section 162) of the partnership or a lower tier pass-through entity (other than trading in financial instruments or commodities).

3. The partner does not qualify for the optional simplified reporting method for figuring its net investment income associated with the disposition of the interest. For more information, see the Instructions for Form 8960, Line 5c.

Information to be provided to partner.

Generally, the partnership must provide the partner with its distributive share of the net gain and loss from the deemed sale for fair market value of the partnership's property, other than property that relates to the trades or businesses in which the partner materially participates, as determined under the passive activity loss rules applicable to the transfer of an interest in a pass-through entity. For more information see the Instructions for Form 8960, Line 5c.

Note. If a partner, who qualifies for the optional simplified reporting method, prefers to determine net gain or loss under the general calculation, the partnership may, but is not obligated to, provide the information to the partner at that partner's request.

Extraterritorial Income Exclusion

See the Form 8873, Extraterritorial Income Exclusion, to determine whether the partnership qualifies for the exclusion and to figure the amount of the exclusion. If the partnership's foreign trading gross receipts do not exceed \$5 million and the partnership does not meet the foreign economic process requirements for the exclusion, it must report certain information to its partners. See the instructions below on how to report the exclusion on the partnership's return and the information it must report to its partners.

The partnership must report the extraterritorial income exclusion on its return as follows.

1. If the partnership met the foreign economic process requirements explained in the Instructions for Form 8873, it can report the exclusion as a nonseparately stated item on whichever of the following lines apply to that activity.

- Form 1065, page 1, line 20;
- Form 8825, line 15; or
- Form 1065, Schedule K, line 3b.

In addition, the partnership must report as an item of information on Schedule K-1, box 16, using code O, the partner's distributive share of foreign trading gross receipts from Form 8873, line 15.

2. If the foreign trading gross receipts of the partnership for the tax year are \$5 million

or less and the partnership did not meet the foreign economic process requirements, it cannot report the extraterritorial income exclusion as a nonseparately stated item on its return. Instead, the partnership must report the following separately stated items to the partners on Schedule K-1, box 16.

- Foreign trading gross receipts (code O). Report each partner's distributive share of foreign trading gross receipts from line 15 of Form 8873 in box 16 using code O.
- Extraterritorial income exclusion (code P). Report each partner's distributive share of the extraterritorial income exclusion from line 52 of Form 8873 in box 16 using code P and identify on an attached statement the activity to which the exclusion relates. If the partnership is required to complete more than one Form 8873, combine the exclusions from line 52 and report a single exclusion amount in box 16.

Note. Upon request of a partner, the partnership should furnish a copy of the partnership's Form 8873 if that partner has a reduction for international boycott operations, illegal bribes, kickbacks, etc.

Specific Instructions

These instructions follow the line numbers on the first page of Form 1065. The accompanying schedules are discussed separately. Specific instructions for most of the lines are provided. Lines that are not discussed are self-explanatory.

Fill in all applicable lines and schedules.

Enter any items specially allocated to the partners in the appropriate box of the applicable partner's Schedule K-1. Enter the total amount on the appropriate line of Schedule K. Do not enter separately stated amounts on the numbered lines on Form 1065, page 1, on Form 1125-A, or on Schedule D.

File all five pages of Form 1065. However, if the answer to question 6 of Schedule B is "Yes," Schedules L, M-1, and M-2 on page 5 are optional. Also attach a Schedule K-1 to Form 1065 for each partner.

File only one Form 1065 for each partnership. Mark "Duplicate Copy" on any copy you give to a partner.

If a syndicate, pool, joint venture, or similar group files Form 1065, it must attach a copy of the agreement and all amendments to the return, unless a copy has previously been filed.

Note. A foreign partnership required to file a return generally must report all of its foreign and U.S. source income. For rules regarding whether a foreign partnership must file Form 1065, see *Who Must File*, earlier.

Name and Address

Print or type the legal name of the partnership, address, and EIN on the appropriate lines. If the partnership has

changed its name, check box G(3). Include the suite, room, or other unit number after the street address. If the Post Office does not deliver mail to the street address and the partnership has a P.O. box, show the box number instead.

If the partnership receives its mail in care of a third party (such as an accountant or an attorney), enter on the street address line "C/O" followed by the third party's name and street address or P.O. box.

If the partnership's address is outside the United States or its possessions or territories, enter the information on the line for "City or town, state or province, country, and ZIP or foreign postal code" in the following order: city, province or state, and the foreign country. Follow the foreign country's practice in placing the postal code in the address. Do not abbreviate the country name.

If the partnership has changed its address since it last filed a return (including a change to an "in care of" address), check box G(4) for "Address change."

Note. If the partnership changes its mailing address or the responsible party after filing its return, it can notify the IRS by filing Form 8822-B, Change of Address or Responsible Party—Business.

Items A and C

Enter the applicable activity name and the code number from the list, *Codes for Principal Business Activity and Principal Product or Service*, near the end of the instructions.

For example, if, as its principal business activity, the partnership (a) purchases raw materials, (b) subcontracts out for labor to make a finished product from the raw materials, and (c) retains title to the goods, the partnership is considered to be a manufacturer and must enter "Manufacturer" in item A and enter in item C one of the codes (311110 through 339900) listed under "Manufacturing" on the list, *Codes for Principal Business Activity and Principal Product or Service*, near the end of the instructions.

Item D. Employer Identification Number (EIN)

Show the correct EIN in item D. If the partnership does not have an EIN, it must apply for one:

- Online—Click on the Employer ID Numbers (EINs) link at www.irs.gov/Businesses/Small-Businesses-&Self-Employed/Small-Business-and-Self-Employed-Tax-Center-1. The EIN is issued immediately once the application information is validated.
- By mailing or faxing Form SS-4, Application for Employer Identification Number.

A limited liability company must determine which type of federal tax entity it will be (that is, partnership, corporation, or

disregarded entity) before applying for an EIN (see Form 8832, Entity Classification Election, for details). If the partnership has not received its EIN by the time the return is due, enter "Applied for" and the application date in the space for the EIN. For more details, see the Instructions for Form SS-4.

Note. The online application process is not yet available for partnerships with addresses in foreign countries. If you are located outside the United States, please call 1-267-941-1099.

Do not request a new EIN for a partnership that terminated because of a sale or exchange of at least 50% of the total interests in partnership capital and profits.

Item F. Total Assets

You are not required to complete item F if the answer to question 6 of Schedule B is "Yes."

If you are required to complete this item, enter the partnership's total assets at the end of the tax year, as determined by the accounting method regularly used in keeping the partnership's books and records. If there were no assets at the end of the tax year, enter -0-.

Item G

A technical termination (box G(6)) occurs when there has been a sale or exchange of 50% or more of the interests in partnership capital and profits within a 12-month period.

If this Form 1065 is being filed for the tax period ending on the date a technical termination has occurred, check box G(2) and box G(6). See *Termination of the Partnership*, earlier.

If this Form 1065 is being filed for the tax period beginning immediately after a technical termination has occurred, check box G(1) and box G(6). A new EIN is not needed in a technical termination. The new partnership that is formed will continue to use the EIN of the terminated partnership.

For information on amended returns, see *Amended Return*, earlier.

Item J. Schedule C and Schedule M-3

A partnership must file Schedule M-3, Net Income (Loss) Reconciliation for Certain Partnerships, instead of Schedule M-1, if any of the following apply.

1. The amount of total assets at the end of the tax year reported on Schedule L, line 14, column (d) is \$10 million or more.
2. The amount of adjusted total assets for the tax year is \$10 million or more. Adjusted total assets is defined in the Instructions for Schedule M-3.
3. The amount of total receipts (as defined later, in the instructions for Schedule B, question 6), for the tax year, is \$35 million or more.
4. An entity that is a reportable entity partner of the partnership owns or is deemed to own, directly or indirectly, an interest of

50% or more in the partnership's capital, profit, or loss, on any day during the tax year of the partnership. Reportable entity partner is defined in the Instructions for Schedule M-3.

A partnership filing Form 1065 that is not required to file the Schedule M-3 may voluntarily file Schedule M-3 instead of Schedule M-1.

Any partnership that files Schedule M-3 must also complete and file Schedule C, Additional Information for Schedule M-3 Filers. See *Eased requirements* below.

Eased requirements. For tax years ending December 31, 2014, and later, partnerships that (a) are required to file Schedule M-3 and have less than \$50 million in total assets at tax-year-end, or (b) are not required to file Schedule M-3 and voluntarily file Schedule M-3, must either: (i) complete Schedule M-3 entirely; or (ii) complete Schedule M-3 through Part I and complete Schedule M-1 instead of completing Parts II and III of Schedule M-3. See *Schedule M-3* for more information.

In addition, partnerships that meet the requirements of (a) and (b) above are not required to file Schedule C (Form 1065) nor Form 8916-A.

See the Instructions for Schedule C and Schedule M-3 for more information.

Income



Report only trade or business activity income on lines 1a through 8. Do not report rental activity income or portfolio income on these lines. See Passive Activity Limitations, earlier, for definitions of rental income and portfolio income. Rental activity income and portfolio income are reported on Schedules K and K-1. Rental real estate activities are also reported on Form 8825.

Tax-exempt income. Do not include any tax-exempt income on lines 1a through 8. A partnership that receives any tax-exempt income other than interest, or holds any property or engages in any activity that produces tax-exempt income, reports this income on line 18b of Schedule K and in box 18 of Schedule K-1 using code B.

Report tax-exempt interest income, including exempt-interest dividends received as a shareholder in a mutual fund or other regulated investment company, on line 18a of Schedule K and in box 18 of Schedule K-1 using code A.

See *Deductions*, after the instructions for lines 1a through 8 and before the instructions for lines 9 through 21, for information on how to report expenses related to tax-exempt income.

Election to defer income from cancelled debt. If the partnership elected to defer cancellations of debt (COD) income under section 108(i), the exclusions for COD under sections 108(a)(1)(A), (B), (C), and (D) do not apply to the income from the COD for the