Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 3 of 53

APN: 079-150-12

Recording Requested by: Grantor, Reza Zandian

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

4335754 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



#### 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-

4335754 Page 2 of 2 - 03/18/2014 04:28:04 PM

State of Nevada County of Washoe

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

レックトリングリングリング Callette Tuescher COLLETTE TEUSCHER NOTARY PUBLIC Notary Public STATE OF NEVADA No. 09-10583-2 My AppL Exp. Jzn. 10, 2017 -THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED Dated March 12, 2014

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 6 of 53

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 **DUL # 4335/55** 03/18/2014 04:28:04 PM Requested By A+ PARALEGALS INC Washoe County Recorder Lawrence R. Burtness - Recorder Fee: \$22.00 RPTT: \$0.00 Page 1 of 6



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.

2014 Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

4335755 Page 2 of 6 - 03/18/2014 04:28:04 PM

State of Nevada County of Washoe

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

Callittle Treasehor Notary Public	COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA No. 09.10563-2 My Appl. Exp. Jan. 10, 2017
	ENT IS ATTACHED TO A GRANT DEED red March 12, 2014
`	

4335755 Page 3 of 6 - 03/18/2014 04:28:04 PM

#### 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 ¼ and the South ½ of the Northwest ¼ and the South ½ in Section 33, Township 21 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, sinnabar 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 1/4; South <sup>1</sup>/<sub>2</sub> of the Northwest <sup>1</sup>/<sub>4</sub>; South <sup>1</sup>/<sub>2</sub> 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.

#### 4335755 Page 4 of 6 - 03/18/2014 04:28:04 PM

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. 1461488 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. 4335755 Page 5 of 6 - 03/18/2014 04:28:04 PM

#### 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 ½ and the North ½ of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Northwest ¼ of the Southwest ¼ and the North ½ of the Northeast ¼ of the Southwest ¼ and the North ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ and the Southwest ¼ and the Southwest ¼ and the North ½ of the Northwest ¼ of the Southwest ¼ and the Southwest ¼ a

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 <sup>1</sup>/<sub>4</sub> and the North <sup>1</sup>/<sub>2</sub> of the Southwest <sup>1</sup>/<sub>4</sub> and Government Lot 1 in the Southwest <sup>1</sup>/<sub>4</sub> 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

#### 4335755 Page 6 of 6 - 03/18/2014 04:28:04 PM

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.

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Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 13 of 53

APN: 071-02-000-005

Recording Requested by: Grantor, Reza Zandian

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

Inst #: 20140530-0001037 Fees: \$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 & USE UNLY

#### **GRANT DEED**

3] - [

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  $\underline{\mathcal{Marg}}$   $\underline{\mathcal{D}}$   $\underline{\mathcal{D}}$   $\underline{\mathcal{D}}$   $\underline{\mathcal{U}}$  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 STATE OF NEVADA My Appt. Exp. Jan. 10, 2017 Treesedor 09.30583.2 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) <u>071-02-000-005</u>	
b)	
c)	
d)	
2 Turne of Droportry	
<ul> <li>a) ∯ Vacant Land b) □ Single Fam. Res.</li> </ul>	FOR RECORDERS OPTIONAL USE ONLY
c) $\Box$ Condo/Twnhse d) $\Box$ 2-4 Plex	DOCUMENT/INSTRUMENT #:
e) $\Box$ Apt. Bldg f) $\Box$ Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
g) $\Box$ Agricultural h) $\Box$ Mobile Home	NOTES:
i)  Other	
	h
3. Total Value/Sales Price of Property:	\$
Deed in Lieu of Foreclosure Only (value of prop	erty) (
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$0_
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09	0, Section # 5
b. Explain Reason for Exemption: <u>A transfer of the second s</u>	of real property if the owner is related to the person to ee of lineal consanguinity or affinity: adding wife &
whom it is conveyed within the first degr	ee of lineal consanguinity or affinity: adding wife &
Son 5 Dential Internet: Denseuters hairs transformed: 9	Δ 0/ 3
5. Partial Interest: Percentage being transferred: 8	<u>U</u> 2 <b>70</b> . Min.
The undergrand dealered and eatmoundedges up	der penalty of perjury, pursuant to NRS 375.060 and
	private penalty of perfuty, pursuant to NKS 575,000 and perfuty of their information and belief, and can
be supported by documentation if called upon to	
	of any claimed exemption, or other determination of
additional tax due, may result in a penalty of 109	
Pursuant to NRS 375.030, the Buyer and Seller shall	be jointly and severally liable for any additional
amount owed. Signature	CapacityGrantor
Signature	Capacity Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Reza Zandian	Print Name: Alborz Zandian & Niloofar Foughani
Address: 6 rue Edouard Fournier	Address: <u>6 rue Edouard Fournier</u>
City: <u>75116 Paris, France</u>	City: 75116 Paris, France
State: Zip:	State:Zip:
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: <u>A+ Paralegals, Inc.</u>	Escrow #
Address 312 W. Fourth Street	
City: <u>Carson City</u> State: <u>NV</u>	Zip: <u>89703</u> MAY BE RECORDED/MICROFILMED)

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 17 of 53

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 Fees: \$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  $\underline{\mathcal{May} 20}_{12014}$  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 Notary Public THIS ACKNOWLEDGMENT IS ATTACHED TO A GRANT DEED Dated Ulay 20, 2014

STATE OF NEVADA DECLARATION OF VALUE	
1. Assessors Parcel Number(s) a) <u>071-02-000-013</u> b) c) d)	
<ul> <li>2. Type of Property:</li> <li>a) X Vacant Land b) □ Single Fam. Res.</li> <li>c) □ Condo/Twnhse d) □ 2-4 Plex</li> <li>e) □ Apt. Bldg f) □ Comm'l/Ind'l</li> <li>g) □ Agricultural h) □ Mobile Home</li> <li>i) □ Other</li> </ul>	FOR RECORDERS OPTIONAL USE ONLY         DOCUMENT/INSTRUMENT #:         BOOK       PAGE         DATE OF RECORDING:         NOTES:
<ol> <li>Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of prop Transfer Tax Value: Real Property Transfer Tax Due:</li> </ol>	\$ ( \$ \$0
<ul> <li>4. <u>If Exemption Claimed:</u> <ul> <li>a. Transfer Tax Exemption per NRS 375.09</li> <li>b. Explain Reason for Exemption: <u>A transfer of whom it is conveyed within the first degr</u>son</li> </ul> </li> </ul>	0, Section #5 of real property if the owner is related to the person to ee of lineal consanguinity or affinity: adding wife &
NRS 375.110, that the information provided is constructed by documentation if called upon to	der penalty of perjury, pursuant to NRS 375.060 and prect to the best of their information and belief, and can substantiate the information provided herein. of any claimed exemption, or other determination of
Pursuant to NRS 375,030, the Buyer and Seller shall amount owed.	be jointly and severally liable for any additional
Signature	Canacity Granter
Signature	CapacityCaraciter
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:
<u>COMPANY/PERSON REQUESTING RECORDING</u> (required if not the seller or buyer) Print Name: <u>A+ Paralegals, Inc.</u> Address 312 W, Fourth Street	
City: Carson City State: NV	Zip:89703
(AS A PUBLIC RECORD THIS FORM N	MAY BE RECORDED/MICROFILMED)

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 21 of 53

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

APN: 001-660-034

Recording Requested by, Grantor, Reza Zandian

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

MAA U	
03/17/2014	10:50 AM
Official Rec	ord
Requested By A+ PARALEGALS INC	
Elko County	- NV
D. Mile Smales — I	Recorder
Page 1 of 4	Fee: \$17,00
Recorded By: ST	RPTT

DOC #

681351



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 abovedescribed 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-

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 22 of 53

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

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, **.** 

09/17/2014 002 of 4

684351

State of Nevada County of Washoe

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

Collette' Teuschor Notary Public

COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA No 09.10583-2 My Appl Exp Jan 10, 2017

-THIS ACKNOWLEDGEMENT IS ATTACHED TO A GRANT DEED Dated March 12, 2014 \*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

- •

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684351 03/17/2014 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, 1	.973
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: in Book 186, Page 58, as Document No. 78982

: Official Records of Elko County, Nevada

+ +

|--|--|

03/17/2014 004 of 4

684351

3.	An easement affectin	g a portion of said land for the purposes stated herein, together with
	incidental rights there	eto,
	Granted to	: CP NATIONAL CORPORATION

: 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

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

4 <b>t</b>	DOC # DV - 0024301
STATE OF NEVADA	Official Record
DECLARATION OF VALUE	Requested By
1. Assessors Parcel Number(s)	A + PARALEGALS INC
a) <u>001-660-034</u>	Ellio County — NV
b)	D Mike Smales – Recorder
c)	Page 1 of 1 Fee. \$17.00 Recarded By ST RPTT-
d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) 🖉 Vacant Land b) 🗆 Single Fam. Res.	DOCUMENT/INSTRUMENT #:
c) $\Box$ Condo/Twnhse d) $\Box$ 2-4 Plex	BOOK PAGE DATE OF RECORDING
e) $\Box$ Apt. Bldg f) $\Box$ Comm'l/Ind'l	DATE OF RECORDING
g) $\Box$ Agricultural h) $\Box$ Mobile Home	NOTES,
i) 🗆 Other	,
3. Total Value/Sales Price of Property:	\$ 70,400.00
Deed in Lieu of Foreclosure Only (value of pro	perty) (
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$0
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.0	90. Section # 5
b. Explain Reason for Exemption: <u>A transfer</u>	of real property if the owner is related to the person to
b. Explain Reason for Exemption: <u>A transfer</u> whom it is conveyed within the first deg	of real property if the owner is related to the person to tree of lineal consanguinity or affinity: adding Wife an
<ul> <li>b. Explain Reason for Exemption: <u>A transfer</u> whom it is conveyed within the first deg Son</li> <li>5. Partial Interest: Percentage being transferred:</li> </ul>	990, Section #5 <u>of real property if the owner is related to the person to</u> <u>pree of lineal consanguinity or affinity</u> : <b>adding Wife an</b> 40 %
<b>Son</b> 5. Partial Interest: Percentage being transferred:	4 <u>0    </u> %
Son 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, u	40% nder penalty of perjury, pursuant to NRS 375.060 and
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, un NRS 375.110, that the information provided is</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, up NRS 375.110, that the information provided is the supported by documentation if called upon the support of the support</li></ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein.
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 1% of the tax due plus interest at 1% per month.
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> <li>Pursuant to NRS 375.030) the Buyer and Seller shall</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 1% of the tax due plus interest at 1% per month.
5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10 Pursuant to NRS 375.030 the Buyer and Seller shall mount owed	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred:</li> <li>The undersigned declares and acknowledges, up NRS 375.110, that the information provided is the supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> <li>Fursuant to NRS 375.030 the Buyer and Seller shall mount owed.</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. I be jointly and severally liable for any additional Capacity <u>Granter</u>
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is the supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> <li>Pursuant to NRS 375.030 the Buyer and Seller shall mount owed ignature ignature</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 1% of the tax due plus interest at 1% per month. I be jointly and severally liable for any additional Capacity <u>Granter</u>
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is the supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> <li>Pursuant to NRS 375.030) the Buyer and Seller shall mount owed ignature SELLER (GRANTOR) INFORMATION</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity BUYER (GRANTEE) INFORMATION
<ul> <li>Son</li> <li>5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is the supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10</li> <li>Pursuant to NRS 375.030) the Buyer and Seller shall mount owed ignature SELLER (GRANTOR) INFORMATION</li> </ul>	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional CapacityCapacity BUYER (GRANTEE) INFORMATION (REOUIRED)
Son 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10 Pursuant to NRS 375.030) the Buyer and Seller shall mount owed ignature SELLER (GRANTOR) INFORMATION (REQUIRED) rint Name: Reza Zandian	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity <u>Granter</u> BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u>
Son 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10 Pursuant to NRS 375.030) the Buyer and Seller shallow mount owed SELLER (GRANTOR) INFORMATION (REQUIRED) Trint Name: Reza Zandian Address: 6 rue Edouard Fournier	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. I be jointly and severally liable for any additional Capacity <u>Granter</u> BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u>
Son 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, up NRS 375.110, that the information provided is a be supported by documentation if called upon the Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10 Pursuant to NRS 375.030) the Buyer and Seller shall mount owed ignature SELLER (GRANTOR) INFORMATION (REQUIRED) rint Name: Reza Zandian Address: 6 rue Edouard Fournier City: 75116 Paris, France	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity BUYER (GRANTEE) INFORMATION
Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, up         NRS 375.110, that the information provided is         be supported by documentation if called upon the         Furthermore, the parties agree that disallowance         additional tax due, may result in a penalty of 10         Pursuant to NRS 375:030) the Buyer and Seller shall         mount owed         ignature         SELLER (GRANTOR) INFORMATION         (REQUIRED)         rint Name: Reza Zandian         iddress:         6 rue Edouard Fournier         City:       75116 Paris, France         tate:	40% nder penalty of perjury. pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 1% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity <u>Granter</u> Capacity <u>Granter</u> BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u> City: <u>75116 Paris, France</u>
Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, up         NRS 375.110, that the information provided is         be supported by documentation if called upon the         Furthermore, the parties agree that disallowance         additional tax due, may result in a penalty of 10         ursuant to NRS 375.030) the Buyer and Seller shall         mount owed         ignature         SELLER (GRANTOR) INFORMATION         (REQUIRED)         rint Name: Reza Zandian         Address:         6 rue Edouard Fournier         Sity:         75116 Paris, France         tate:         Zip:         COMPANY/PERSON REQUESTING RECORDING         (required if not the seller or buyer)	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity <u>Granter</u> Capacity <u>Granter</u> BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u> City: <u>75116 Paris, France</u> State:Zip:
Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, up         NRS 375.110, that the information provided is         be supported by documentation if called upon the         Furthermore, the parties agree that disallowance         additional tax due, may result in a penalty of 10         Pursuant to NRS 375:030) the Buyer and Seller shall         mount owed         SELLER (GRANTOR) INFORMATION         (REQUIRED)         rint Name: Reza Zandian         Address:         6 rue Edouard Fournier         City:       75116 Paris, France         tate:      Zip:         COMPANY/PERSON REQUESTING RECORDING         (required if not the seller or buyer)	40% nder penalty of perjury, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. Il be jointly and severally liable for any additional Capacity <u>Granter</u> Capacity <u>Granter</u> BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u> City: <u>75116 Paris, France</u> State:Zip:
Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, up         NRS 375.110, that the information provided is         be supported by documentation if called upon the         Furthermore, the parties agree that disallowance         additional tax due, may result in a penalty of 10         Pursuant to NRS 375.030) the Buyer and Seller shale         mount owed         ignature         SELLER (GRANTOR) INFORMATION         (REQUIRED)         rint Name: Reza Zandian         Address:         6 rue Edouard Fournier         City:       75116 Paris, France         tate:	40% nder penalty of perjury. pursuant to NRS 375.060 and correct to the best of their information and belief, and ca o substantiate the information provided herein. e of any claimed exemption, or other determination of 0% of the tax due plus interest at 1% per month. I be jointly and severally liable for any additional Capacity <u>Granter</u> Capacity BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u> City: <u>75116 Paris, France</u> State:Zip:

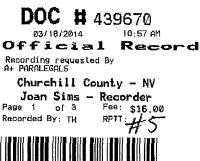
Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 27 of 53

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

APN: 007-151-12

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 and sold and property from, BIJAN AKHAVAN and NOOSHIN AKHAVAN, husband and here, as Joint Tenants with Right of Survivorship as to an undivided 50% interest and REZA ZANNEAN and NILOOFAR FOUGHANI, husband and wife, as Joint Tenants with Right of Survivorship is to an undivided 50% interest, as TENANTS IN COMMON, to BIJAN AKHAVING as INNOSHIN AKHAVAN, husband and wife, as Joint Tenants with Right of Survivorship is to an undivided 50% interest and ALBORZ ZANDIAN, an unmarried man, 10% and NILOOFAR I (UCHANI, 30% (on behalf of herself 10%, Nikan Zandian Jazi 10% and Rayan Zandian 10%) (perchancial agreement entered into in Las Vegas, Nevada and dated 08-21-2003), as joint tenants with the of survivorship, all AS TENANTS IN COMMON.

The real property situate in the County of Churchill, Sole of Dyvada, described as follows:

See Exhibit "A" attached hereto and made a part her of:

Subject to

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

March 12 ,2014

"L, Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 28 of 53

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03/18/2014 002 of 3

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State of Nevada County of Washoe

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

Collecte Trees	chor		COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA My Appl. Exp. Jan. 10, 2017	
-THILAC	NOVLEDGEMENT Dated M	IS ATTACH arch 12, 201	HED TO A GRAN	T DEED
	·	2		
			Ì C	Ö,
				-Dr.

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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 in Northeast corner of the Southeast quarter of the Southeast quarter of said Section 15; thence Nifth 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 State Highway No. 50 a distance of 503 feet to the true point of beginning; thence could line along said right-of-way line North 58°51' West a distance of 437 feet to a point of internation 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; hence in courve to the left having a radius of 287.94 feet through a central angle of 89°52' for an are discussed f 331 feet;

South 22°34' East 172 feet; thence on a part to the right having a radius of 573.69 feet through a central angle of 53°24' for an arc distance of 770 feet; and South 30°50' West a distance of 82.5 feet to a point on the South line of the Normal Parter 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 Southeasterly line of parcel converted to Andy J. Wilkins, et ux, by deed recorded December 2, 1954 in Book 31 of Deeds, Page 4650 Churchill County, Nevada, records; thence along the Southerly line of said Wilkins parce North 58°51' West 200 feet; thence North along the West line of said Wilkins parcel and the Vest line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 32 of Deeds, Page 423, Churchill County, Nevada, records of said Wilkins parcel and the Vest line of parcel conveyed to Carl H. Johnston, et ux, by deed recorded October 14, 1954 in Book 32 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 Flor bee Ciskell Mills by deed recoded July 6, 1956 in Book 32 of Deeds, Page 589, Churchill County, Never records.

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

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

	DOC # DV- 439670
STATE OF NEVADA	03/18/2014 10:57 AM Official Record
DECLARATION OF VALUE	
DECLARATION OF VALUE	Recording requested By A+ PARALEGALS
1. Assessors Parcel Number(s)	Churchill County - NV
a) <u>007-151-12</u>	Joan Sims - Recorder
b)	Page 1 of 1 Fee: \$15.00
c)	Recorded By: TH RPTT:
d)	
2. Type of Property	FOR RECORDERS OPTIONAL USE ONLY
a) A Vacant Land b) $\Box$ Single Fam. Res.	DOCUMENT/INSTRUMENT #;
c) $\Box$ Condo/Twnh d) $\Box$ 2-4 Plex	BOOK PAGE
e) [] Apt. Bldg [] f) [] Comm'l/Ind'l	DATE OF RECORDING;
g) 🗆 Agriculturate (a) En Mobile Home	NOTES: Grantel = Etal TH
i) 🗆 Other	Otmutter Ethe III
3. Total Value/Sales Price of Preserty:	¢ 700 non 00
Deed in Lieu of Foreclosure Only (advine prop	$\frac{1}{76,000.00}$
Transfer Tax Value:	¢
Real Property Transfer Tax Due:	\$ <u>0</u>
Real Hoperty Flaisler Fax Due,	↓
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09	Section # 5
b. Explain Reason for Exemption: A transfer	real property if the owner is related to the person to constant of the and constant of the and constant of the person to c
whom it is conveyed within the first degr	enabling a consanguinity or affinity: adding Wife and
Son 5 Dertiel Interest, Dercontees heine true-formede di	
5. Partial Interest: Percentage being transferred: 4	
The undersigned declares and acknowledges und	ler penalty of erjury, pursuant to NRS 375.060 and
	principle point of their information and belief, and can
be supported by documentation if called upon to	
	of any claimed exemision, or other determination of
additional tax due, may result in a penalty of 109	
additional and duc, may could in a penalty of 107	
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	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Reza Zandian	Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u>
Address: 6 rue Edouard Fournier	Address: 6 rue Edouard Fournier
City: 75116 Paris, France	City: 75116 Paris, France
State: Zip:	State:Zip:
<u>COMPANY/PERSON REQUESTING RECORDING</u> (required if not the seller or buyer)	
Print Name: A+ Paralegals, Inc.	Escrow #
Address 312 W. Fourth Street	
City: Carson CityState: NV	Zip: 89703

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

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 32 of 53

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

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APN: 007-151-77

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 an it stid property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and the est Joint Tenants with Right of Survivorship, to ALBORZ ZANDIAN, an unmarried man 20% and NILOOFAR FOUGHANI, NILOOFAR FOUGHANI, 60% (on behalf of herself 20%, Nikel Zendian Jazi 20% and Rayan Zandian 20%) (per financial agreement entered into in Las Vegas a evel a and dated 08-21-2003), as joint tenants with right of survivorship.

The real property situate in the County of Church A, 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 Parton, transferred to the State of Nevada by Quitclaim Deed recorded April 17, 2012, reder Document No. 342891, Official Records, Churchill County, No. ada.

Subject to

Together with all tenements, hereditaments and appurtenances, including eaterner's and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rever, is uses or profits thereof.

March 12, ,2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

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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.

Collatte Tousahar Notary Public	COLLETTE TEUSCHE NOTARY PUBLIC STATE OF NEVAOA No. 09-10683-2 My Appl. Exp. Jan. 10, 20-	ER &
-THIL ACCINC VLEDGEN Da	MENT IS ATTACHED TO A GR ated March 12, 2014	RANT DEED
	CA.	
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		US_
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Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 34 of 53

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11 g	DOC # DV-439671
	03/18/2014 10:58 AM
STATE OF NEVADA	Official Record
DECLARATION OF VALUE	Recording requested By A+ PARALEGALS
1. Assessors Parcel Number(s)	Churchill County - NV
a) <u>007-151-77</u>	Joan Sims – Recorder
b)	Page 1 of 1 Fee: \$15.00
c) d)	Recorded By: TH RPTT:
۵)	
<ul> <li>2. Type of Property</li> <li>a) Ø. Vacant Land, b) □ Single Fam. Res.</li> <li>c) □ Condo/Twnhad □ 2-4 Plex</li> </ul>	FOR RECORDERS OPTIONAL USE ONLY DOCUMENT/INSTRUMENT #:
e) $\Box$ Apt. Bldg $f$ $f$ Comm'l/Ind'l	BOOK PAGE DATE OF RECORDING:
g) [] Agriculturar (1) [] Mobile Home	NOTES:
i) $\Box$ Other	Grantel = Etal TH
3. Total Value/Sales Price of Preverty:	\$ 20,160.00
Deed in Lieu of Foreclosure Only (always f prope	erty) (
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$0
<ol> <li>Son</li> <li>Partial Interest: Percentage being transferred: <u>80</u></li> <li>The undersigned declares and acknowledges, und</li> </ol>	real property if the owner is related to the person to explain a consanguinity or affinity: adding Wife and
be supported by documentation if called upon to a	substantiate the information provided herein.
Furthermore, the parties agree that disallowance	of any claimed exemption, to 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 375430, the Buyer and Seller shall	be jointly and severally liple for any additional
amount owed.	be jointly and severally in the ready auditional
Signature	Capacity Grantor
Signature	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Reza Zandian</u> Address: <u>6 rue Edouard Fournier</u>	Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u>
City: <u>75116 Paris, France</u>	City: <u>75116 Paris, France</u>
State:Zip:	State:Zip:
······································	~ ······
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: <u>A+ Paralegals, Inc.</u>	Escrow #
Address 312 W. Fourth Street	
City: Carson City State: NV	Zip:89703

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

### Exhibit 6

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APN: 009-33-104

Recording Requested by: Grantor, Reza Zandian

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

DOC	# 439	9672
03/18/2		10:59 AM
Offic	ĭal	Record
Recording rec A+ PARALEGALS	auasted By	
Churchi I	1 Count	y — NV
Joan Si	ms – Rec	:order
Page 1 of	2 Fee	≗ \$15.00
Recorded By: '	TH RP1	#5
I SWARF WENNE DER		



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

#### GRANT DEED

I, Reza Zandian, hereby and it said property from, REZA ZANDIAN and NILOOFAR FOUGHANI, husband and the 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 Flyan Zandian 20%) (per financial agreement entered into in Las Vegas, Nevada and dated 08–21–2103) as joint tenants with right of survivorship.

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

Township 20 North, Range 27 East, 2007, M., Section 29; The NW ¼ of the NW ¼; and the NW ¼ of the SW ¼ of the NV ¼.

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

Further excepting and reserving unto Southern Partic 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 there is rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Mdrch 12, ,2014

Signature: Reza Zandian

-LOOSE CERTIFICATE ATTACHED-

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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.

Collectic Tausebor Notary Public	COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA My Appl. Exp. Jan. 10, 2017
	r IS ATTACHED TO A GRANT DEED March 12, 2014
	K Co.
	Shi,

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

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STATE OF NEVA	DA
DECLARATION	OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 009-33-104
  - b)
  - c) d)
- 2. Type of Property
  - a) 🕅 Vacant Lan Sing b) 🗆
  - c) 🗆 Condo/Twnh d) 🗆 2-4 F
  - e) 🗆 Apt. Bldg Corr
  - g) 🗆 Agricultural **Inh**
  - i) 🛛 Other

DV-439672 DOC 11 10:59 AM 03/18/2014

Record Official

Recording requested By A+ PARALEGALS

Churchill County - NV

Joan Sims - Recorder

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

2.	Type of Property:         a) Ø       Vacant Lane       b) □       Single Fam, Res.         c) □       Condo/Twnhi       d) □       2-4 Plex         e) □       Apt. Bldg       f) □       Comm'l/Ind'l         g) □       Agriculturar       a) □       Mobile Home         i) □       Other       a) □	FOR RECORDERS OPTIONAL USE ONLY         DOCUMENT/INSTRUMENT #:         BOOK       PAGE         DATE OF RECORDING:         NOTES:         EVALUATE OF CARE
3.	Total Value/Sales Price of Preverty: Deed in Lieu of Foreclosure Colu (taluforf prop Transfer Tax Value: Real Property Transfer Tax Due;	erty) \$ <u>7,500.00</u> ( \$ \$0
4.	If Exemption Claimed:a. Transfer Tax Exemption per NRS 375.55b. Explain Reason for Exemption: <u>A transfer whom it is conveyed within the first degraded</u> Wife	ferse on # 5 ireal property if the owner is related to the person to exclusion a consanguinity or affinity: adding Son and
	NRS 375.110, that the information provided is c be supported by documentation if called upon to Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 109	der penalty officijury, pursuant to NRS 375.060 and orrect to the best of their information and belief, and can substantiate the information provided herein. of any claimed exemption, or other determination of % of the tax due plus interest of the per month.
Pursu	ant to NRS 375.030, the Buyer and Seller shall at owed.	be jointly and severally liable tore in additional
	ture <u>Grantor</u>	Capacity
Signat		Capacit
U	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
	Name: Reza Zandian	Print Name: Alborz Zandian & Niloofar Foughani
	ss: 6 rue Edouard Fournier	Address: 6 rue Edouard Fournier
City:		City: 75116 Paris, France
State:	Zip:	State; Zip;

COMPANY/PERSON REQUESTING REC	<u>ORDING</u>		
(required if not the seller or buyer)			
Print Name: <u>A+ Paralegals, Inc.</u>		Escrow #	
Address 312 W. Fourth Street			
City: Carson City	State: NV		_Zip: <u>89703</u>

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

# Exhibit 18

# Exhibit 18

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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

DOC # 521531 02:49 PM 05/21/2014 Record Official Requested By A+ PARALEGALS INC Lyon County - NV Mary C. Milligan - Recorder

of 3 Fee: \$16.00 Page 1 Recorded By: BKC RPTT:



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY 312 W FORM Carson City, NV GRANT DEED 84703

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

#### SEE EXHIBIT "A" ATTACHED HE ND MADE A PART HEREOF

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

May 20, , 2014



### -LOOSE CERTIFICATE ATTACHED

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521531 05/21/2014 002 of 3

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State of Nevada Carson City

On  $\underline{4009, 20, 2014}$  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 PERALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraphics true and correct.

WITNESS my hand and bial seal.

Collette liele Notary Public

THIS ACKNOWLEDGME ATTACHED TO A GRANT DEED Dated \_\_\_\_\_\_, 2014

Al Costa

09-10583-2

COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA

My Appt Exp. Jan. 10, 2017

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 42 of 53

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05/21/2014 521531 003 of 3

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### 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 J.B.&A., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

N ON THE RECORD OF SURVEY MAP FOR DEAD DOG NORTH PARCEL AS SE RANCH, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON SEPTEMBER 30, 2003 AS I ENT 332209. beu

APN 15-311-19

PARCEL TWO:

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

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

APN 15-311-18

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 43 of 53

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	<b>DOC # DV</b> -521531
STATE OF NEVADA	Official Recor
DECLARATION OF VALUE	Requested By
	A+ PARALEGALS INC
1. Assessors Parcel Number(s)	Lyon County – NV
a) <u>015-311-18, 19</u>	Mary C. Milligan - Recorder
b)	Page 1 of 1 Fee: \$16.00
c)	Recorded By: BKC RPTT:
d)	
2. Type of Property	FOR RECORDERS OPTIONAL USE ONLY
a) 🔁 Vacant Lange b) 🗆 Single Fam. Res.	DOCUMENT/INSTRUMENT #:
c) 🗆 Condo/Twnheid) 🗆 2-4 Plex	BOOK PAGE
e) 🗆 Apt. Bldg 🧨 f) 🗗 Comm'l/Ind'l	DATE OF RECORDING:
g) 🗆 Agricultura 🗐 🖓 Mobile Home	NOTES:
i) 🗆 Other	<u>Pri</u>
3. Total Value/Sales Price of Arcerty:	\$
Deed in Lieu of Foreclosure (ally (reluce) f prop	erty) (
Transfer Tax Value:	¢ .
Real Property Transfer Tax Due:	\$
Real Hoperty Hanslei Tax Due.	۶U
4. If Exemption Claimed:	
a Transfer Tax Exemption per NRS 375	$\frac{5}{1000}$
a Transfer Tax Exemption per NRS 375	real property if the owner is related to the person to
<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfer of</u> whom it is conveyed within the first degree</li> </ul>	real property if the owner is related to the person to not line reconstruction of line related to the person to not line reconstruction of line related to the person to not line related to the person to the person to not line related to the person to the perso
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<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfer of whom it is conveyed within the first degrees son</u></li> <li>5. Partial Interest: Percentage being transferred: <u>20</u> The undersigned declares and acknowledges, und NRS 375.110, that the information provided is conveyed by documentation if called upon to Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10%</li> <li>Pursuant to NRS 375.030, the Buyer and Seller shall mount owed.</li> <li>Signature</li></ul>	<b>a real property if the owner is related to the person to a sof line is consanguinity or affinity: adding Wife an b a b b b consanguinity or affinity: adding Wife an b b constanguinity or affinity: adding Wife an b constant of constant of their information and belief, and case is ubstantiate the information provided herein. constant of the tax due plus interest it 1% per month. b is jointly and severally listle for any additional Capacity Capacity BUYER (GRANTEE) INFORMATION (REQUIRED)</b> Print Name: <u>Alborz Zandian &amp; Niloofar Foughani</u> Address: <u>6 rue Edouard Fournier</u> City: <u>75116 Paris, France</u>
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<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfer of whom it is conveyed within the first degraded in the set of the undersigned declares and acknowledges, under NRS 375.110, that the information provided is conserved by documentation if called upon to Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10%</u></li> <li>cursuant to NRS 375.030, the Buyer and Seller shall mount owed.</li> <li>ignature</li></ul>	real poperty if the owner is related to the person to softing consanguinity or affinity: adding Wife an         )       %         ler penalty person, pursuant to NRS 375.060 and prect to the option of their information and belief, and calculate the information provided herein.         of any claimed exemption, or other determination of 6 of the tax due plus interest it 1% per month.         be jointly and severally listle for any additional
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<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfer of whom it is conveyed within the first degrees from Son</u></li> <li>5. Partial Interest: Percentage being transferred: <u>20</u> The undersigned declares and acknowledges, und NRS 375.110, that the information provided is conserved by documentation if called upon to Furthermore, the parties agree that disallowance additional tax due, may result in a penalty of 10%</li> <li>Pursuant to NRS 375.030, the Buyer and Seller shall mount owed.</li> <li>SeLLER (GRANTOR) INFORMATION (REQUIRED)</li> <li>rint Name: Reza Zandian</li> <li>Address: <u>6 rue Edouard Fournier</u></li> <li>Sity: <u>75116 Paris, France</u></li> <li>tate: Zip:</li> </ul>	real poperty if the owner is related to the person to softing consanguinity or affinity: adding Wife and one of line consanguinity or affinity: adding Wife and one of the penalty of person of their information and belief, and can substantiate the information provided herein.         of any claimed exemption, or other determination of any claimed exemption, or other determination of a of the tax due plus interest it 1% per month.         be jointly and severally listle for any additional

# Exhibit 16

# Exhibit 16

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 45 of 53

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

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

DOC #	521532
05/21/2014	02:50 PM
Officia	1 Record
Requested By A+ PARALEGALS INC	NV
Mary C. Millig	inty – NV jan – Recorder
Page 1 of 4 Recorded By: BKC	Fee: <b>\$17,00</b> RPTT:
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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

#### GRANT DEED

I, Reza Zandian, he by one said property from, REZA ZANDIAN a married man as his sole and separate property, or mustif ALBORZ ZANDIAN, an unmarried man, 20%, and my wife NILOOFAR FOUGHANIC ADDIAN, 60%, as joint tenants with right of survivorship (per financial agreement entered into in Les Vegas, Nevada and dated August 21, 2003).

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

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

May 20 2014

Signature: Reza Zandian

#### -LOOSE CERTIFICATE ATTACHED

Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 46 of 53

521532 05/21/2014 002 of 4

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State of Nevada Carson City

On  $\frac{4May}{20}$ , 20/4 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 paragraphics true and correct.

WITNESS my hand seal. COLLETTE TEUSCHER NOTARY PUBLIC STATE OF NEVADA My Appl. Exp. Jan. 10, 2017 09-10583-2 Notary Public THIS ACKNOWLEDGM SACHED TO A GRANT DEED Dated Una 2014 AL COST.

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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, Norda and more particularly described as follows:

Commencing at at 4.8" rabar marking the North ¼ 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, mence 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" List, a distance of 150.00 feet to the true point of beginning.

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

#### PARCEL 2:

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

Commencing at a 5/8" rebar marking the North <sup>1</sup>/<sub>4</sub> corner on aid faction 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 ¼ 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

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521532 05/21/2014 004 of 4

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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. 4448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 1156620 middocument recorded December 21, 1989 As Document No. 129843. Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 49 of 53

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### STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 006-052-04
  - b) 006-052-05
  - c) 006-052-06
  - d)
- 2. Type of Property:
  - a) X Vacant Land b)  $\Box$ Single Fam. Res.
  - c)  $\Box$  Condo/Two se d)  $\Box$  2-4 Plex
  - e) 🛛 Apt. Bldg f) 🗆 Comm'l/Ind'l
  - g) 🗆 Agricultur Mobile Home
  - i) 🗆 Other

3. Total Value/Sales Price o Deed in Lieu of Foreclosure ily (v lue of property) Transfer Tax Value: Real Property Transfer Tax Due

- 4. If Exemption Claimed:
  - Transfer Tax Exemption per NRS 375.09 Section # a.
  - b. Explain Reason for Exemption: A transf property if the owner is related to the person to whom it is conveyed within the first degr of lineal consanguinity or affinity: adding son & wife

5. Partial Interest: Percentage being transferred: 80

The undersigned declares and acknowledges, under penalty operatory, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the period 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, r other determination of additional tax due, may result in a penalty of 10% of the tax due plus Ferest it 1% per month.

<b>Pursuant to NRS 3</b>	75.030, the Buyer	and Seller shall be jointly and sev	erally list le for any additional
amount owed.			
Signature	Clarge	Capacity	Granto
Signature		Capacity	

SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Reza Zandian

Address: 6 rue Edouard Fournier City: 75116 Paris, France State: Zip:

COMPANY/PERSON REQUESTING RE	ECORDING		
(required if not the seller or buyer)			
Print Name: <u>A+Paralegals, Inc.</u>		_Escrow #	
Address 312 W. Fourth Street			
City: Carson City	State: <u>NV</u>		Zip: 89703
(AS A PUBLIC RECOR	D THIS FORM M.	AY BE RECORDED/M	ICROFILMED)

State:

#### DOC # DV-521532 02:50 PM 05/21/2014

icial Record

Requested By A+ PARALEGALS INC

Lyon Co	unty – NV
Mary C. Milli	igan – Recorder
Page 1 of 1 Recorded By BKC	Fee: \$17.00 RPIT:

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BUYER (GRANTEE) INFORMAT

Print Name: Alborz Zandian & Niloofar Foughani

Address: 6 rue Edouard Fournier

(REQUIRED)

City: 75116 Paris, France

Zip:

FOR RECORDERS OPTIONAL USE ONLY

# Exhibit 17

## Exhibit 17

Doc 16-7 Entered 08/18/17 14:12:53 Page 51 of 53 Case 17-05016-btb

\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

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

#### DOC # 521533 02:51 PM 05/21/2014 Record Official Requested By A+ PARALEGALS INC Lyon County - NV Mary C. Milligan - Recorder Fee: \$15,00 of 2 Page 1 RPTT: Recorded By: BKC



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

#### GRANT DEED

said property from, REZA ZANDIAN 25% of REZA ZANDIAN I. Reza Zandian, h We usband and wife, as Join Tenants Right of Survivorship as to an and NILOOFAR FOUSAA LBORZ ZANDIAN, an unmarried man, 5%, and my wife undivided 50% interest, to , 15% as joint tenants with right of survivorship, all as NILOOFAR FOUGHANI ŽA (DIA) at entered into in Las Vegas, Nevada and dated August tenants in common, (per financi 21,2003).

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

#### THE WEST HALF (W1/2) OF THE SCUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGES KST, M.D.B.&M.

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

May 20 2014

\*\*:

or, Signature: Reza Zandian

#### -LOOSE CERTIFICATE ATTACHED

521533 05/21/2014 002 of 2

State of Nevada Carson City

On  $\frac{4}{20}$   $\frac{20}{20}$   $\frac{4}{4}$  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 paragraphics true and correct.

WITNESS my hand and definite a seal. COLLETTE TEUSCHER Notary Public COLLETTE TEUSCHER No. 09-10832 WARPLER, Jan. 10, 2017 THIS ACKNOWLEDGMENT'S ACTACHED TO A GRANT DEED Dated <u>Lawys</u>, 2014 Case 17-05016-btb Doc 16-7 Entered 08/18/17 14:12:53 Page 53 of 53

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	DOC # DV-521533
STATE OF NEVADA	05/21/2014 02:51 PM Official Recor
DECLARATION OF VALUE	Requested By
1. Assessors Parcel Number(s)	A+ PARALEGALS INC
a) <u>015-311-02</u>	Lyon County - NV Mary C. Milligan - Recorder
b)	-
c)	Page 1 of 1 Fee: \$15.00 Recorded By: BKC RPTT:
d)	
2. Type of Property	FOR RECORDERS OPTIONAL USE ONLY
a) $\boxtimes$ Vacant Lar b) $\square$ Single Fam. Res.	DOCUMENT/INSTRUMENT #:
c) $\Box$ Condo/Twnb; d) $\Box$ 2-4 Plex	BOOK PAGE
e)  Apt. Bldg fr Comm'l/Ind'l	DATE OF RECORDING:
g) $\Box$ Agriculture ( <i>j</i> ) $\Box$ Mobile Home	NOTES:
i) 🗆 Other	
3. Total Value/Sales Price on Preservy.	\$
Deed in Lieu of Foreclosure only follow of pro	operty) (
Transfer Tax Value;	\$
Real Property Transfer Tax Due:	\$U
A le Terrenention Claimed	
4. II Exemption Claimed:	
4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption per NRS 375	20 10 tion # 5
a. Transfer Tax Exemption per NRS 375	90 metrion #5
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<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfe</u> whom it is conveyed within the first de Son</li> </ul>	r <u>or real property if the owner is related to the person to</u> gree of line consanguinity or affinity: adding Wife and
<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transference</u> whom it is conveyed within the first de Son</li> <li>5. Partial Interest: Percentage being transferred:</li> </ul>	r <u>or real property if the owner is related to the person to</u> gree of line consanguinity or affinity; <b>adding Wife an</b> 40
<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfe</u> whom it is conveyed within the first de Son</li> <li>5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, u</li> </ul>	r or real property if the owner is related to the person to gr e of linese consanguinity or affinity: adding Wife an 40 under penalty of perform, pursuant to NRS 375.060 and
<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfe</u> whom it is conveyed within the first de Son</li> <li>5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, u NRS 375.110, that the information provided is</li> </ul>	r or real property if the owner is related to the person to gr e of linese consanguinity or affinity: adding Wife an 40 under penalty or periory, pursuant to NRS 375.060 and correct to the best of their information and belief, and ca
<ul> <li>a. Transfer Tax Exemption per NRS 375</li> <li>b. Explain Reason for Exemption: <u>A transfe</u> whom it is conveyed within the first de Son</li> <li>b. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, u NRS 375.110, that the information provided is be supported by documentation if called upon</li> </ul>	r or real property if the owner is related to the person to gr a of line consanguinity or affinity: adding Wife an 40 ander penalty perfory, pursuant to NRS 375.060 and correct to the beyoff their information and belief, and ca to substantiate the information provided herein.
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a. Transfer Tax Exemption per NRS 375 b. Explain Reason for Exemption: A transfe whom it is conveyed within the first de Son 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, u NRS 375.110, that the information provided is be supported by documentation if called upon Furthermore, the parties agree that disallowand additional tax due, may result in a penalty of 1 Pursuant to NRS 375.030, the Buyer and Seller sha mount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Reza Zandian Address: 6 rue Edouard Fournier	a contract of the owner is related to the person to grave of line is consanguinity or affinity: adding Wife an 40
a. Transfer Tax Exemption per NRS 375         b. Explain Reason for Exemption: A transference         whom it is conveyed within the first de Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, u         NRS 375.110, that the information provided is         be supported by documentation if called upon         Furthermore, the parties agree that disallowand         additional tax due, may result in a penalty of 1         Pursuant to NRS 375.030, the Buyer and Seller shat         Signature         Signature         Signature         Signature         Signature         Carter Contended Fournier         City: 75116 Paris, France         State:       Zip:	ander penalty of the owner is related to the person to gree of line is consanguinity or affinity: adding Wife an 40
a. Transfer Tax Exemption per NRS 375         b. Explain Reason for Exemption: A transference         whom it is conveyed within the first de Son         5. Partial Interest: Percentage being transferred:         The undersigned declares and acknowledges, u         NRS 375.110, that the information provided is         be supported by documentation if called upon         Furthermore, the parties agree that disallowand         additional tax due, may result in a penalty of 1         Pursuant to NRS 375.030, the Buyer and Seller shat         Signature         Signature         Signature         Signature         Signature         Company Period         Formation Name: Reza Zandian         Address: 6 rue Edouard Fournier         City: 75116 Paris, France         State:         Zip:	ander penalty of periods         40         40         ander penalty of periods         and correct to the beau of their information and belief, and can contract to the beau of their information provided herein.         be of any claimed exemption provided herein.         be of any claimed exemption of other determination of 0% of the tax due plus interest it 1% per month.         II be jointly and severally lighte foliany additional         Capacity         Grantfor         Capacity         BUYER (GRANTEE) INFORMATION (REQUIRED)         Print Name: Alborz Zandian & Niloofar Foughani         Address: 6 rue Edouard Fournier         City: 75116 Paris, France         State:       Zip:
a. Transfer Tax Exemption per NRS 375         b. Explain Reason for Exemption: A transfered: whom it is conveyed within the first de Son         5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, uNRS 375.110, that the information provided is be supported by documentation if called upon Furthermore, the parties agree that disallowand additional tax due, may result in a penalty of 1         Pursuant to NRS 375.030, the Buyer and Seller shat mount owed.         Signature         Signature         SelLER (GRANTOR) INFORMATION (REQUIRED)         Print Name: Reza Zandian         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.	ander penalty of the owner is related to the person to gree of line is consanguinity or affinity: adding Wife an 40
a. Transfer Tax Exemption per NRS 375         b. Explain Reason for Exemption: A transfere whom it is conveyed within the first de Son         5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, understand the information provided is be supported by documentation if called upon Furthermore, the parties agree that disallowand additional tax due, may result in a penalty of 1         Pursuant to NRS 375.030, the Buyer and Seller shat mount owed.         Signature         SelLER (GRANTOR) INFORMATION (REQUIRED)         Print Name: Reza Zandian         Address: 6 rue Edouard Fournier         City: 75116 Paris, France         State:Zip:	ander penalty of the owner is related to the person to grave of line inconsanguinity or affinity: adding Wife and 40

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