

# Exhibit O

Exhibit O

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-1

Inst #: 20161019-0000379  
Fees: \$20.00 N/C Fee: \$25.00  
RPTT: \$40.80 Ex: #  
10/19/2016 09:11:07 AM  
Receipt #: 2905801  
Requestor:  
BROWNSTEIN HYATT ET AL  
Recorded By: TAH Pgs: 5  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 071-02-000-005

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

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

SHERIFF'S DEED

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

**RECORDING REQUESTED BY:**

Grantee

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

Address 5371 Kietzke Lane

City/State/Zip Reno, Nevada 89511

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

Name same as above

Address

City/State/Zip

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

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

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1 Adam P. McMillen, Bar No. 10678  
2 [amcmillen@bhfs.com](mailto:amcmillen@bhfs.com)  
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP  
4 5371 Kietzke Lane,  
5 Reno, Nevada 89511  
6 Telephone: (775) 324-4100  
7 Facsimile: (775) 333-8171  
8  
9 Attorney for Plaintiff JED MARGOLIN

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

JED MARGOLIN, an individual,  
Plaintiff,

CASE NO.: 090C00579 1B

DEPT NO.: 1

v.

**SHERIFF'S DEED**

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 GHONOREZA ZANDIAN JAZI, an individual, DOES Companies 1-10, DOE Corporations 11-20, and DOE Individuals 21-30,  
Defendants.

RECEIVED  
2016 SEP 27 P 3:16  
CLARK COUNTY SHERIFF

STATE OF NEVADA )  
)ss:  
COUNTY OF CLARK )

THIS DEED is made on this 28<sup>th</sup> day of September, 2016, by JOSEPH M. LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.

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

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775-324-4100

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**WITNESSETH**

THAT by virtue of an Execution issued by the First Judicial District Court of the State of Nevada, in and for Carson City, in the case of Jed Margolin, Plaintiff vs. Reza Zandian, et al., Defendant, Case No.090C00579 1B in said Court, I, Joseph M. Lombardo, as Sheriff of Clark County, Nevada, did cause due notice thereof to be given of sale of the following described real property located in the County of Clark, State of Nevada, as follows:

Clark County APN: 071-02-000-005  
Situs: Moapa Valley  
Legal Description: PT NE4 NE4 SEC 02 16 68  
Section 02, Township 16, Range 68

Such real property is raw land located in Moapa Valley, Clark County, Nevada 89040, is more particularly described as follows:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-005

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9<sup>th</sup> day of December, 2014 at 9:00 a.m., at public auction, and that Adam McMillen, gent for Watson Rounds, on behalf of Judgment Creditor Jed Margolin, did cause a bid to be made in the sum of Eight Thousand Dollars and 00/100 (\$8,000.00); that pursuant to said sale, a Certificate of Sale was executed by the Sheriff of Clark County on December 30, 2014 and recorded in Clark County, Nevada, records, and one (1) year having elapsed since the sale of said property on December 30, 2015.

NOW, THEREFORE, I, the said JOSEPH M. LOMBARDO, do hereby grant to Plaintiff

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

3  
4 JOSEPH M. LOMBARDO  
CLARK COUNTY SHERIFF

5  
6 BY: *Joseph Lombardo P9565*  
Deputy, Sheriff

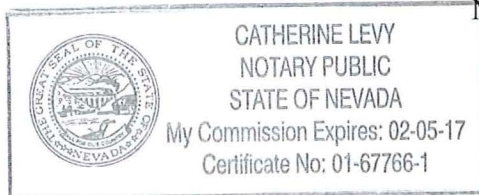
7  
8 J. Lombardo  
Sr. Deputy Sheriff  
Sheriff's Civil Section

9 STATE OF NEVADA )  
10 )ss:  
11 COUNTY OF CLARK )

12 On this 28<sup>th</sup> day of September, 2016, before me a Notary Public in and for said  
13 County and State, personally appeared, J. LOMBARDO, known to me to be a Deputy  
14 Sheriff of Clark County, Nevada, and the person who executed the foregoing instrument, who  
15 duly acknowledged to me that he executed the same freely and voluntarily and for the uses and  
16 purposes therein mentioned.

17 *Catherine Levy*

Notary Public, in and for said County and State



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

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Adam P. McMillen* Capacity: Attorney for Grantee  
 Adam P. McMillen

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

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

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

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_