

Exhibit O

Exhibit O

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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.

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P:\Common\FORMS & Notices\Cover Page Template Feb2014

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

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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.

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.

SHERIFF'S DEED

RECEIVED
2016 SEP 27 P 3:16
CLARK COUNTY SHERIFF

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

THIS DEED is made on this 28th 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

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

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WITNESSETH

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

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

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

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

APN: 071-02-000-005

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

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

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

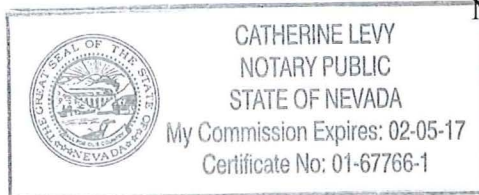
7
8 J. Lombardo
Sr. Deputy Sheriff
Sheriff's Civil Section

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

12 On this 28th 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 | |

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

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

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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

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

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

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

Exhibit P

Exhibit P

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-1

Inst #: 20161019-0000378
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$81.60 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# 071-02-000-013

(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

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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

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2 amcmillen@bhfs.com
3 BROWNSTEIN HYATT FARBER SCHRECK, LLP
4 5371 Kietzke Lane,
5 Reno, Nevada 89511
6 Telephone: (775) 324-4100
7 Facsimile: (775) 333-8171

8 Attorney for Plaintiff JED MARGOLIN

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

11 JED MARGOLIN, an individual,
12 Plaintiff,

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

13 v.

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

SHERIFF'S DEED

RECEIVED
2016 SEP 27 P 3: 17
CLARK COUNTY SHERIFF

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

24 THIS DEED is made on this 28th day of September, 2016, by JOSEPH M.
25 LOMBARDO, SHERIFF OF CLARK COUNTY, NEVADA.
26
27
28

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

BROWNSTEIN HYATT FARBER SCHRECK, LLP
5371 Kietzke Lane
Reno, Nevada, 89511
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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: 071-02-000-013
Situs: Moapa Valley
Legal Description: PT SE4 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 SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 68 EAST, M.D.M.

APN: 071-02-000-013

THAT pursuant to said Notice, I did therefore cause said sale to be made on the 9th day of December, 2014 at 9:15 a.m., at public auction, and that Adam McMillen, agent for Watson Rounds, on behalf of Judgment Creditor Jed Margolin did cause a bid to be made in the sum of Sixteen Thousand Dollars and 00/100 (\$16,000.00); 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 al., in and to the property described above subject to all liens and encumbrances of record.

3
4 JOSEPH M. LOMBARDO
5 CLARK COUNTY SHERIFF

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

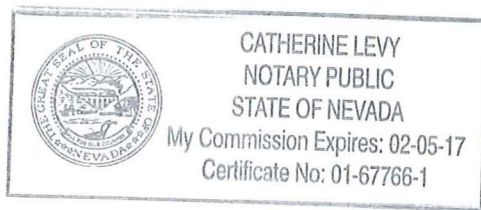
8 J. Lombardo
9 Sr. Deputy Sheriff
10 Sheriff's Civil Section

11 STATE OF NEVADA)
12)ss:
13 COUNTY OF CLARK)

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

19 *[Signature]*

20 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. 071-02-000-013
 b. _____
 c. _____
 d. _____

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

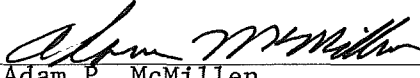
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 16,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 81.60

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CLARK COUNTY SHERIFF
 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: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____