

1 Case No. 09 0C 00579 1B  
2 Dept. No. I

REC'D & FILED  
2021 JAN 19 PM 2:40  
AUBREY KWLATT  
CLERK  
BY \_\_\_\_\_

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

7 JED MARGOLIN, an individual,  
8  
9 Plaintiff,  
10  
11 vs.  
12 OPTIMA TECHNOLOGY CORPORATION,  
13 a California corporation, OPTIMA  
14 TECHNOLOGY CORPORATION, a Nevada  
15 corporation, REZA ZANDIAN  
16 aka GOLAMREZA ZANDIANJAZI  
17 aka GHOLAM REZA ZANDIAN  
18 aka REZA JAZI aka J. REZA JAZI  
19 aka G. REZA JAZI aka GHONONREZA  
20 ZANDIAN JAZI, an individual, DOE Companies  
21 1-10, DOE Corporations 11-20, and DOE  
22 Individuals 21-30,  
23  
24 Defendants.

**ORDER GRANTING PLAINTIFF'S  
MOTION TO VOID DEEDS,  
ASSIGN PROPERTY, FOR WRIT  
OF EXECUTION AND TO  
CONVEY**

19 WHEREAS, on May 3, 2016, Plaintiff Jed Margolin filed and served his Motion to Void  
20 Deeds, Assign Property, and For Writ of Execution and to Convey;

21 WHEREAS, an Opposition to Plaintiffs Motion to Void Deeds, Assign Property, and For  
22 Writ of Execution and to Convey was due by May 20, 2016, but no opposition was filed; and

23 WHEREAS, this Court has reviewed and considered Plaintiffs Motion to Void Deeds,  
24 Assign Property, and For Writ of Execution and to Convey, and finds that the Motion should be  
25 granted.

26 Based on the foregoing, and good cause appearing,

27 IT IS HEREBY ORDERED that Plaintiffs Motion to Void Deeds, Assign Property, and  
28 For Writ of Execution and to Convey is hereby GRANTED;

1 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 001-  
2 -660-034 located in Elko County, Nevada, contained in Elko County Doc# 684351 - Grant  
3 Deed recorded 03/17/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS  
4 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS  
5 112.210(1);

6 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-  
7 151-12 located in Churchill County, Nevada, contained in Churchill County Doc# 439670 -  
8 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS  
9 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS  
10 112.210(1);

11 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 007-  
12 151-77 located in Churchill County, Nevada, contained in Churchill County Doc# 439671 -  
13 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS  
14 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS  
15 112.210(1);

16 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No, 009-  
17 331-04 located in Churchill County, Nevada, contained in Churchill County Doc# 439672 -  
18 Grant Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS  
19 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS  
20 112.210(1);

21 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 079-  
22 150-12 located in Washoe County, Nevada, contained in Washoe County Doc# 4335754 - Grant  
23 Deed recorded 03/18/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS  
24 112.180(2), and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS  
25 112.210(1);

26 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 079-  
27 150-09, 079-150-10, 079-150-13, 084-040-04, 084-040-06, 084-040-10, 084-130-07, 084-040-  
28 02, and 084-140-17 located in Washoe County, Nevada, contained in Washoe County Doc

1 #4335755 - Grant Deed recorded 03/18/2014, were fraudulent transfers pursuant to NRS  
2 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside  
3 pursuant to NRS 112.210(1);

4 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 006-  
5 052-04, 006-052-05 and 006-052-06 located in Lyon County, Nevada, contained in Lyon  
6 County Doc# 521532 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to  
7 NRS 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside  
8 pursuant to NRS 112.210(1);

9 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 015-  
10 311-02 located in Lyon County, Nevada, contained in Lyon County Doc# 521533 - Grant Deed  
11 recorded 5/21/2014, was a fraudulent transfer pursuant to NRS 112.180(1)(a), NRS 112.180(2),  
12 and NRS 112.150(7), and is void and is hereby set aside pursuant to NRS 112.210(1);

13 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN Nos. 015-  
14 311-18 and 015-311-19 located in Lyon County, Nevada, contained in Lyon County Doc#  
15 521531 - Grant Deed recorded 5/21/2014, were fraudulent transfers pursuant to NRS  
16 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and are void and is hereby set aside  
17 pursuant to NRS 112.210(1);

18 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-  
19 02-000-005 located in Clark County, Nevada, contained in Clark County Doc# 20140530-  
20 0001037 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS  
21 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside  
22 pursuant to NRS 112.210(1);

23 IT IS FURTHER ORDERED that Defendant Reza Zandian's transfer of APN No. 071-  
24 02-000-013 located in Clark County, Nevada, contained in Clark County Doc# 20140530-  
25 0001038 - Grant Deed recorded 05/30/2014, was a fraudulent transfer pursuant to NRS  
26 112.180(1)(a), NRS 112.180(2), and NRS 112.150(7), and is void and is hereby set aside  
27 pursuant to NRS 112.210(1);

28

1 IT IS FURTHER ORDERED that all applicable County Sheriffs or other authorized  
2 officers in the State of Nevada be authorized to execute upon the June 24, 2013 Default  
3 Judgment in the sum of \$1,495,775.74 which includes interest at the legal rate, pursuant to NRS  
4 17.130, therein from the date of default until the judgment is satisfied, through the seizure of  
5 Defendant Reza Zandian's bank accounts, investment accounts, certificates of deposit, annuities,  
6 wages, and real and personal property;

7 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS  
8 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with  
9 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN No.  
10 001-660-034 located in Elko County, Nevada;

11 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS  
12 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with  
13 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.  
14 007-151-12, 007-151-77, and 009-331-04 located in Churchill County, Nevada;

15 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS  
16 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with  
17 him from selling, assigning, divesting, encumbering or dividing his interest in any of APN Nos.  
18 079-150-12, 079-150-09, 079-150-13, 084-040-04, 084-040-06, 084-040-10, and 084-140-17  
19 located in Washoe County, Nevada;

20 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS  
21 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with  
22 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.  
23 APN Nos. 006-052-04, 006-052-05, 006-052-06, 015-311-02 015-311-18, and 015-311-19  
24 located in Lyon County, Nevada;

25 IT IS FURTHER ORDERED that an injunction is hereby issued pursuant to NRS  
26 112.210(1)(c)(1) and (3) against Defendant Reza Zandian and all persons acting in concert with  
27 him from selling, assigning, divesting, encumbering, or dividing his interest in any of APN Nos.  
28 071-02-000-005 and 071-02-000-013 located in Clark County, Nevada;

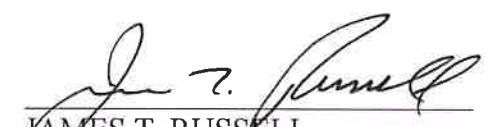
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-013 located in Clark County, Nevada has been and is conveyed to Plaintiff;


IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 071-02-000-005 located in Clark County, Nevada has been and is conveyed to Plaintiff; and

IT IS FURTHER ORDERED that pursuant to NRS 21.190 and 21.220(4), APN No. 079-150-12 located in Washoe County, Nevada has been and is conveyed to Plaintiff.

DATED: This 19<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
JAMES T. RUSSELL  
DISTRICT COURT JUDGE

Respectfully submitted by:

  
\_\_\_\_\_  
Matthew D. Francis, SBN 6978  
Brownstein Hyatt Farber Schreck, LLP  
5371 Kietzke Lane  
Reno, Nevada 89511  
775-324-4100