

**RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY**

**SALE UNIT 6**

**(Assessor's Parcel Numbers 162-31-504-027 and 029)**

**WHEREAS**, at its regular meeting held on August 5, 2025, the Board of County Commissioners of Clark County, Nevada ("**Board**") approved a Resolution of Intent to Sell Real Property at Public Auction ("**Resolution of Intent**") for the sale of two (2) parcels of real property totaling ±1.67 acres commonly described as Assessor's Parcel Numbers 162-31-504-027 and 029, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located near Russell Road and Wynn Road, Las Vegas, Nevada, (referred to collectively as the "**Property**"); and

**WHEREAS**, the Resolution of Intent, adopted by the Board, per NRS 244.282, provided that the Property would be sold during a 48-hour online auction held September 22, 2025 through September 24, 2025, on certain terms including a minimum sale price based on the average of two appraisals; and

**WHEREAS**, the appraised value of this Property is Two Million One Hundred Thirty Thousand Dollars (\$2,130,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 7, 2025; and

**NOW, THEREFORE**, be it resolved by the Board that the offer of \$2,140,000 from The Frank Habibian Charitable Lead Trust ("**Buyer**"), is accepted as the sale price for the Property.

**BE IT FURTHER RESOLVED**, that the Chairman or his designee is authorized and directed, upon performance and compliance by the Buyer with the terms of the Resolution of Intent, to execute and deliver a quitclaim deed conveying the Property to the Buyer as contemplated in the Resolution of Intent.

**PASSED, ADOPTED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

CLARK COUNTY, NEVADA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Lynn Goya, County Clerk

\_\_\_\_\_  
Tick Segerblom, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY  
STEVEN B. WOLFSON

  
\_\_\_\_\_  
Lisa Logsdon  
County Counsel

**EXHIBIT A to ROA**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

**APN: 162-31-504-027**

THE EAST HALF (E 1/2) OF NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LYING NORTHERLY AND WESTERLY OF THAT CERTAIN PARCEL OF LAND DEDICATED TO THE COUNTY OF CLARK BY DEDICATION RECORDED FEBRUARY 6, 2004 IN BOOK 20040206 AS INSTRUMENT NO. 000780.

EXCEPTING THEREFROM ALL THAT LAND AS CONVEYED BY THE COUNTY OF CLARK IN DEED RECORDED OCTOBER 30, 2001 IN BOOK 20011030 AS INSTRUMENT NO. 01501.

FURTHER EXCEPTING THEREFROM ALL THAT LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEDICATION RECORDED DECEMBER 20, 1999 IN BOOK 991220 AS INSTRUMENT NO. 00988.

**APN: 162-31-504-029**


WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LYING SOUTHERLY AND EASTERLY OF THAT CERTAIN PARCEL OF LAND DEDICATED TO THE COUNTY OF CLARK BY DEDICATION RECORDED FEBRUARY 6, 2004 IN BOOK 20040206 AS INSTRUMENT NO. 000780.

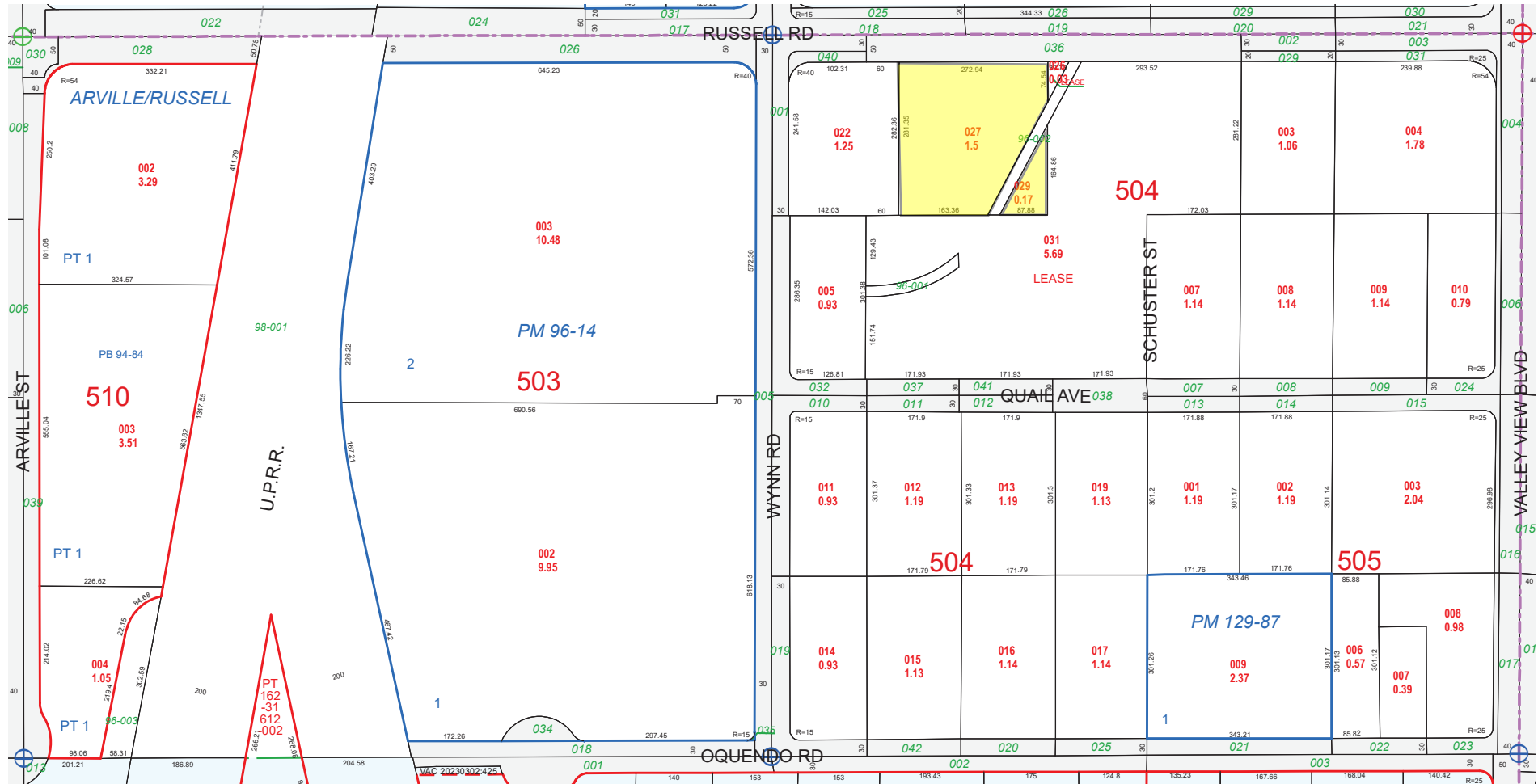
EXCEPTING THEREFROM ALL THAT LAND AS CONVEYED BY THE COUNTY OF CLARK IN DEED RECORDED OCTOBER 30, 2001 IN BOOK 20011030 AS INSTRUMENT NO. 01501.

# SALE UNIT 6

## APNs: 162-31-504-027 and 029

### +/- 1.67 Acres

<b>NOTES</b> This map is for assessment use only and does NOT represent a survey.  No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.  USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 0 100 200 400 600 800	<b>MAP LEGEND</b> — PARCEL BOUNDARY — SUB BOUNDARY — PM/ID BOUNDARY — ROAD EASEMENT — MATCH / LEADER LINE — HISTORIC LOT LINE — HISTORIC SUB BOUNDARY — HISTORIC PM/ID BOUNDARY — SECTION LINE  □ CONDOMINIUM UNIT □ AIR SPACE PCL □ RIGHT OF WAY PCL □ SUB-SURFACE PCL	<b>ASSESSOR'S PARCELS - CLARK COUNTY, NV.</b> Briana Johnson - Assessor		<b>T21S R61E</b> 37 138 139 140 64 163 162 161 75 176 177 178 92 192 191 190	<b>SEC. 31</b> 6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	<b>N 2 NE 4</b> 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	<b>162-31-5</b> 
		<b>001 ROAD PARCEL NUMBER</b> <b>001 PARCEL NUMBER</b> <b>1.00 ACREAGE</b> <b>202 PARCEL SUB/SEQ NUMBER</b> <b>PB 24-45 PLAT RECORDING NUMBER</b> <b>5 BLOCK NUMBER</b> <b>LOT NUMBER</b> <b>GLS GOV. LOT NUMBER</b>		<b>Scale: 1" = 200'</b> <b>Rev: 10/18/2023</b>			



TAX DIST 470

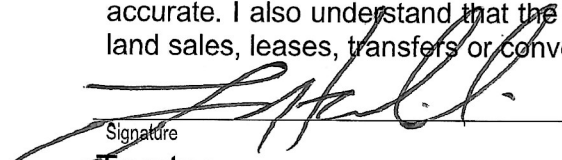
## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	The Frank Habibian Charitable Lead Trust
(Include d.b.a., if applicable):	
Street Address:	4275 Arville St. STE A.
City, State and Zip Code:	Las Vegas, NV 89103
POC Name:	Sherman Habibian
Telephone No:	435-229-7091
Fax No:	
Email:	shermanhabibian@yahoo.com

**Limited Liability Companies** must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

Full Name	Title	% Owned
Sherman Habibian	Trustee	100

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board of County Commissioners will not take action on approvals, land sales, leases, transfers or conveyances, and exchanges without the completed disclosure form.

  
 Signature  
 Trustee  
 Title

Sherman Habibian  
 Print Name  
 Date