

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 16

(Assessor's Parcel Number 177-18-303-048)

WHEREAS, at its regular meeting held on September 20, 2022, 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 one (1) parcel of real property totaling ±1.71 acres commonly described as Assessor's Parcel Number 177-18-303-048, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Arville Street and Wigwam Avenue, 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 October 31, 2022 through November 2, 2022, on certain terms including a minimum sale price based on the average of two appraisals; and

WHEREAS, the appraised value of this Property is One Million Four Hundred Ninety-Two Thousand Five Hundred Dollars (\$1,492,500); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 15, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$1,492,500 from Albert Halimi ("**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:

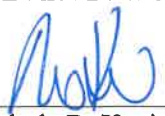
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovich
Deputy District Attorney

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: 177-18-303-048

THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED DECEMBER 19, 2001 IN BOOK 20011219, AS INSTRUMENT NO. 01660, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 4, 2008 IN BOOK 20080104, AS INSTRUMENT NO. 0000639, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED MAY 8, 2009 IN BOOK 20090508, AS INSTRUMENT NO. 0003033, OF OFFICIAL RECORDS.

SALE UNIT 16

Acres: 1.71

APN: 177-18-303-048

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 Lining 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 ORIGINAL

0 100 200 400 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY PCL
- WATER/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC OLD BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

177-18-3

N 2 SW 4

18

T22S R61E

Scale: 1" = 200'

Rev: 1/31/2019

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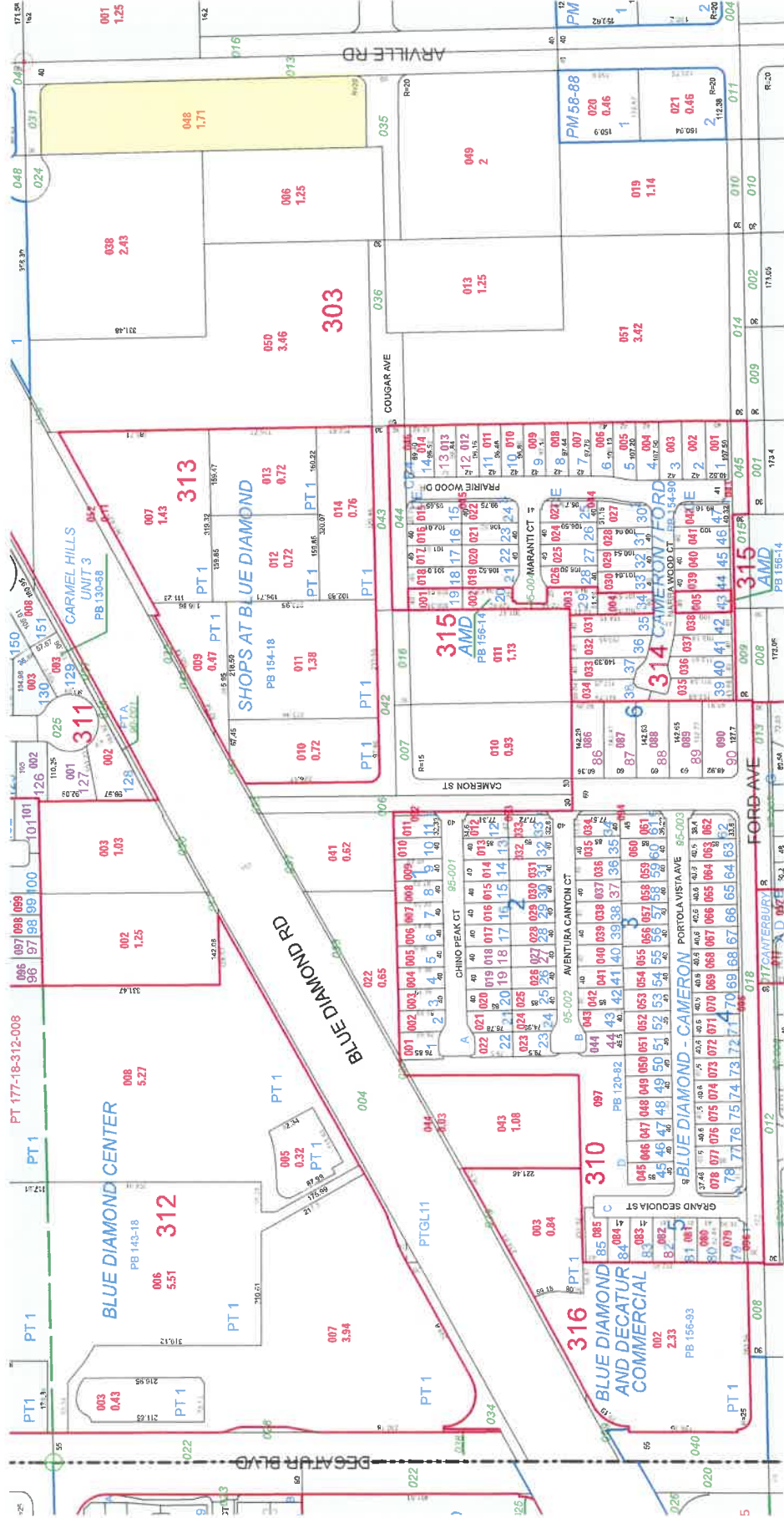
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TAX DIST 635

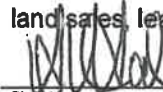
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	ALBERT HALIMI
(Include d.b.a., if applicable):	
Street Address:	16309 ROYAL HILLS DRIVE
City, State and Zip Code:	ENCINO, CA 91436
POC Name:	
Telephone No:	818-653-1129
Fax No:	
Email:	albert.halimi@gmail.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

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
INDIVIDUAL
 Title

ALBERT HALIMI
 Print Name
OCTOBER 29, 2022
 Date