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7 *Attorneys for Defendants, Bank of America, N.A.*
successor by merger to BAC Home Loans
 8 *Servicing, LP, Federal Home Loan Mortgage*
 9 *Corporation, and ReconTrust Company, N.A.*

10 **UNITED STATES DISTRICT COURT**
 11 **DISTRICT OF NEVADA**

12 HANRY LEE, an individual,
 13
 14 Plaintiff,

Case No.: 2:13-cv-00428-MMD-NJK

15 v.

STIPULATED JUDGMENT

16 BANK OF AMERICA, N.A., successor by
 merger to BAC Home Loans Servicing, LP;
 17 FEDERAL HOME LOAN MORTGAGE
 CORPORATION; RECONTRUST COMPANY,
 18 N.A., DOES 1-10 and FOE CORPORATIONS
 1-10,

19 Defendants.

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 21
 22 Plaintiff Harry Lee (**plaintiff**), by and through his undersigned counsel, and defendants Bank
 23 of America, N.A., successor by merger to BAC Home Loans Servicing, LP, Federal Home Loan
 24 Mortgage Corporation, and ReconTrust Company, N.A. (collectively, **defendants**), by and through
 25 their undersigned counsel, stipulate and agree as follows:

26 1. That ReconTrust Company, N.A. is the duly appointed trustee under that certain deed
 27 of trust dated April 12, 2007 and recorded on April 19, 2007 as document no. 200704190000935 in
 28 the Office of the Recorder, Clark County, State of Nevada, wherein Yao Jiang, a married man as his

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1 sole and separate property is named as trustor, ReconTrust Company, N.A., as trustee, and Mortgage
2 Electronic Registration Systems, Inc. as beneficiary.

3 2. That Federal Home Loan Mortgage Corporation is the beneficiary of record under
4 that deed of trust by virtue of an assignment of beneficial interest recorded on October 6, 2011 as
5 document no. 201110060003359 in the Office of the Recorder, Clark County, State of Nevada.

6 3. That the deed of trust encumbers real property located in Clark County, State of
7 Nevada described as LOT 161 OF BLUE DIAMOND SPRINGS UNIT 6A, AS SHOWN BY MAP
8 THEREOF ON FILE IN BOOK 132 OF PLATS, PAGE 30, IN THE OFFICE OF THE COUNTY
9 RECORDER OF CLARK COUNTY, NEVADA AND AMENDED BY CERTIFICATE OF
10 AMENDMENT RECORDED November 13, 2006 IN BOOK 20061113 AS DOCUMENT NO.
11 0005462, commonly known as 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No. 177-
12 18-120-011).

13 4. That by virtue of a default under the terms of the deed of trust, the beneficiary did
14 declare a default as set forth in a notice of default recorded on March 16, 2011 as document no.
15 201103160000503 in the Office of the Recorder, Clark County, State of Nevada.

16 5. That the trustee's deed recorded as document no. 201110060003360 at the request of
17 ReconTrust Company, N.A. on October 6, 2011 in the Office of the Recorder, Clark County, State of
18 Nevada is void and should be expunged from the Official Records of Clark County, State of Nevada.

19 6. That the express purpose of this stipulated judgment is to return the priority and
20 existence of all title and lienholders to the status quo-ante as it existed immediately prior to the
21 recordation of the trustee's deed.

22 7. That plaintiff is entitled to judgment on his cause of action for quiet title in this case
23 and that plaintiff owns all right, title, and interest in and to that real property commonly known as
24 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No. 177-18-120-011).

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1 8. That all other causes of action asserted in this case should be dismissed with
2 prejudice, the parties to bear their respective attorneys' fees and costs.

3 DATED this 8th day of May, 2013.

DATED this 8th day of May, 2013.

4
5 **AKERMAN SENTERFITT LLP**

SPRINGEL & FINK LLP

6 /s/ Natalie L. Winslow
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10 *Attorneys for Defendants, Bank*
11 *of America, N.A., successor by*
12 *merger to BAC Home Loans*
13 *Servicing, LP, Federal Home*
14 *Loan Mortgage Corporation,*
15 *and ReconTrust Company, N.A.*

Attorneys for Plaintiff

16 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the trustee's deed which
17 was recorded on October 6, 2011 at the request of ReconTrust Company, N.A. as document no.
18 201110060003360 in the Office of the Recorder, Clark County, State of Nevada is void and
19 expunged from the Official Records of Clark County, Nevada.

20 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that title in and to that certain
21 real property commonly known as 8298 Pearl Oasis Court, Las Vegas, Nevada 89139 (APN No.
22 177-18-120-011) is quieted in the name of plaintiff, and that plaintiff owns all right, title, and
23 interest in and to said property, free and clear of any and all claims of the defendants in this case.

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that all other causes of action
2 asserted in this case are dismissed with prejudice, the parties to bear their respective attorneys' fees
3 and costs.

4
5 IT IS SO ORDERED.

6 
UNITED STATES DISTRICT JUDGE

7 Dated: September 12, 2013