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EDWARD D. BOYACK, ESO.
     Nevada Bar No. 5229
    BOYACK ORME & TAYLOR
    401 North Buffalo Drive, Suite 202
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    Las Vegas, Nevada 89145
    Telephone: (702) 562-3415
 4
    Facsimile: (702) 562-3570
    E-Mail: ted@boyacklaw.com
    Attorneys for Defendant LAS VEGAS INTERNATIONAL
 5
    COUNTRY CLUB ESTATES
 6
                           UNITED STATES DISTRICT COURT
 7
                                 DISTRICT OF NEVADA
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                                                 Case No.: 2:15-CV-00412-GMN-GWF
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     LES COHEN,
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                             Plaintiff.
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     GLYNIS TURRENTINE; and SUNTRUST
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     MORTGAGE, INC.: and U.S. BANK
     NATIONAL ASSOCIATION AS
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     TRUSTEE FOR JP ALT 2006-A2; and
     MONTEREY AT THE LAS VEGAS
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     COUNTRY CLUB; and LAS VEGAS
     INTERNATIONAL COUNTRY CLUB
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     ESTATES; DOES 1 through 10, inclusive
     ROE CORPORATION, 1 through 10.
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     inclusive.
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                              Defendants
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         STIPULATION AND ORDER FOR DISMISSAL OF DEFENDANT LAS VEGAS
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           INTERNATIONAL COUNTRY CLUB ESTATES WITHOUT PREJUDICE
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           COME NOW Plaintiff LES COHEN, by and through his counsel Michael Beede, Esq.
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     and the Law Office of Michael Beede PLLC, and Defendant LAS VEGAS INTERNATIONAL
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     COUNTRY CLUB ESTATES, by and through its counsel Edward Boyack, Esq. and the law
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     firm of Boyack Orme & Taylor, and hereby stipulate and agree as follows:
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                 This matter concerns title to real property located at and identified as 746
           1.
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     Oakmont Avenue, #707, Las Vegas, Nevada 89109 [hereinafter "the Subject Property"].
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2. The Subject Property is located with the Common Interest Community and
Association of Defendant LAS VEGAS INTERNATIONAL COUNTRY CLUB ESTATE:
[hereinafter "LVICCE"] and as such is governed by the governing documents of LVICCE and
the provisions of the Nevada Revised Statutes governing common-interest communities
including but not limited to Chapter 116 thereof.

- 3. Pursuant to Nevada law, Monterey at the Las Vegas Country Club conducted a foreclosure sale of the Subject Property and recorded a Deed on May 27<sup>th</sup>, 2014, from which proceeds have been paid to Defendant LVICCE.
- 4. Pursuant to Nevada law and the governing documents of LVICCE, LVICCE held a Lien as against the Subject Property securing delinquent assessments, which was released on or about June 17th, 2014.

THEREFORE IT IS HEREBY STIPULATED AND AGREED that no liens or other claim to title to or of the Subject Property is being asserted by Defendant LVICCE and that no sums which accrued and/or came due prior to June 17<sup>th</sup>, 2014 may be enforced as against Plaintiff, its assigns or the Subject Property.

IT IS FURTHER STIPULATED AND AGREED that this Stipulation will have no effect upon any obligations, liens or other interests which may have accrued after Plaintiff's acquisition of title to the Subject Property.

IT IS FURTHER STIPULATED AND AGREED that this Stipulation will have no effect upon and shall not modify, waive or amend any of LVICCE's rights to enforce and collect pursuant to its governing documents.

IT IS FURTHER STIPULATED AND AGREED that Defendant LAS VEGAS INTERNTIONAL COUNTRY CLUB ESTATES shall be and hereby is DISMISSED WITHOUT PREJUDICE from this litigation.

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IT IS FURTHER STIPULATED AND AGREED that each party shall bear its own
attorneys' fees and costs as to this Action.
Dated this 15 day of December, 2015 Dated this 14 day of December, 2015
BOYACK ORME & TAYLOR THE LAW OFFICE OF MIKE BEEDE
By: Des SEN B464 to
Edward D. Boyack, Esq. Michael N. Beede, Esq. Nevada Bar No. 5229 Nevada Bar No. 013068
401 North Buffalo Drive, Suite 202 2300 W. Sahara Avenue #420
Telephone: (702) 562-3415 (702) 473-8406
Attorneys for Defendant LAS VEGAS INTERNATIONAL COUNTRY CLUB ESTATES  Attorneys for Plaintiff LES COHEN  Attorneys for Plaintiff LES COHEN
BOTATEO
<u>ORDER</u>
IT IS SO ORDERED.
DATED AND DONE this 16 day of December, 2015.
Chille.
DISTRICT COURT JUDGE
Submitted by:
BOYACK ORME & TAYLOR
By: Edward D. Boyack, Esq.
Nevada Bar No. 5229 401 North Buffalo Drive, Suite 202
Las Vegas, Nevada 89145 Telephone: (702) 562-3415
Las Vegas, Nevada 89145