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7 *Attorneys for plaintiff and counter-defendant Bank*
 8 *of America, N.A.*

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

11 BANK OF AMERICA, N.A.,

12 Plaintiff,

13 v.

14 SFR INVESTMENTS POOL 1, LLC;
 15 SOUTHERN HIGHLANDS COMMUNITY
 ASSOCIATION; DOE INDIVIDUALS I-X,
 16 inclusive; and ROE CORPORATIONS I-X,
 inclusive;

17 Defendants.

Case No.: 2:15-cv-01021-RFB-DJA

**STIPULATION AND ORDER
 DISMISSING ALL REMAINING
 CLAIMS AND TO RELEASE LIS
 PENDENS**

18 SFR INVESTMENTS POOL 1, LLC, a Nevada
 limited liability company,

19 Counter/Cross Claimant,

20 v.

21 BANK OF AMERICA, N.A., a national
 22 association; KB HOME MORTGAGE
 COMPANY, a foreign corporation; RYAN
 23 MURPHY, an individual,

24 Counter/Cross Defendants.

25
 26 Plaintiff and counter-defendant Bank of America, N.A. (**BANA**), defendant, counterclaimant
 27 and cross-claimant SFR Investments Pool 1, LLC and defendant Southern Highlands Community
 28 Association stipulate to dismiss (1) BANA's claims against Southern Highlands and SFR and (2) SFR's

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1 counterclaims against BANA, each party to bear its own attorneys' fees and costs. This stipulation
2 dismisses all remaining claims against all parties such that this matter can be closed but does not affect
3 SFR's default judgment against cross-defendant KB Home Mortgage Company, entered on August 12,
4 2019. (ECF Nos. 82, 83.)

5 BANA, Southern Highlands and SFR further stipulate the lis pendens recorded with the Clark
6 County Recorder on August 6, 2015, as Instrument No. 20150806-0002646, in relation to this action
7 is released. The release affects title to the real property legally described as:

8 LOT ONE HUNDRED FORTY-SEVEN (147) IN BLOCK B OF BELLA TERRA
9 UNIT 5 AT SOUTHERN HIGHLANDS AS SHOWN BY MAP THEREOF ON FILE
10 IN BOOK 102 OF PLATS, PAGE 58 IN THE OFFICE OF THE COUNTY
RECORDER, CLARK COUNTY, NEVADA,

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1 and more particularly described in the official records of Clark County as APN: **177-32-414-025**.

2 DATED: January 5, 2020.

3
4 **AKERMAN LLP**

5 /s/ Nicholas E. Belay
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15 *cross-claimant SFR Investments Pool 1, LLC*

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19 *Attorneys for defendant Southern Highlands*
20 *Community Association*

21
22 **IT IS SO ORDERED.**

23 

24 **RICHARD E. BOULWARE, II**
25 **United States District Court**

26 DATED this 7th day of January, 2021.

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