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7 *Attorneys for U.S. Bank N.A., Successor*
Trustee to Bank of America, N.A., as
 8 *Successor by Merger to LaSalle Bank N.A.,*
as Trustee for Holders of Bear Stearns
 9 *Asset-Backed Securities I LLC, Asset-*
Backed Certificates, Series 2007-HE3

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

12 U.S. BANK N.A., AS SUCCESSOR
 13 TRUSTEE TO BANK OF AMERICA,
 N.A., AS SUCCESSOR BY MERGER TO
 14 LASALLE BANK N.A., AS TRUSTEE
 FOR HOLDERS OF BEAR STEARNS
 15 ASSET-BACKED SECURITIES I LLC,
 ASSET-BACKED CERTIFICATES,
 16 SERIES 2007-HE3,

CASE NO. 2:16-cv-00317-GMN-NJK

**STIPULATION AND ORDER TO
 DISMISS WITH PREJUDICE**

17 Plaintiff,

18 vs.

19 AZURE ESTATES OWNERS
 ASSOCIATION, INC., a Nevada non-
 20 profit corporation; 421 WEST AZURE
 TRUST; JANE DOE, TRUSTEE OF 421
 21 WEST AZURE TRUST, JOHN DOES 1
 through 10, inclusive, and ROE
 22 CORPORATIONS 1 through 10, inclusive

23 Defendants.

24 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff, U.S. Bank N.A.,
 25 Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle
 26 Bank N.A., as Trustee for Holders of Bear Stearns Asset-Backed Securities I LLC,
 27 Asset-Backed Certificates, Series 2007-HE3 (“Trustee”); Defendant Azure Estates
 28 Owners Association, Inc. (“HOA”); and Defendant 421 West Azure Trust

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1 (“Purchaser”) (collectively, the “Parties”), by and through counsel of record, hereby
2 stipulate as follows:

3 1. This action concerns title to real property commonly known as 421 W.
4 Azure Ave., North Las Vegas, Nevada (“Property”) following a homeowner’s
5 association foreclosure sale conducted on March 7, 2012, with respect to the
6 Property.

7 2. As it relates to the Parties, a dispute arose regarding that certain Deed
8 of Trust recorded against the Property in the Official Records of Clark County,
9 Nevada as Instrument Number 20061219-0004888 (“Deed of Trust”), and in
10 particular, whether the Deed of Trust continues to encumber the Property.

11 3. The Parties to this Stipulation have settled and agreed to release their
12 respective claims, and further agreed that all claims between them shall be
13 DISMISSED with prejudice;

14 4. The Parties further stipulate and agree that the \$500 in security costs
15 posted by the Trustee on June 29, 2016 pursuant to this Court’s Order [ECF No. 30]
16 shall be discharged and released to the Ballard Spahr LLP Trust Account;

17 5. The Parties further stipulate and agree that the Lis Pendens recorded
18 against the Property in the Official Records of Clark County, Nevada, as
19 Instruments Number 20160503-0002336, be, and the same hereby is, EXPUNGED;

20 6. The Parties further stipulate and agree that a copy of this Stipulation
21 and Order may be recorded with the Clark County Recorder; and

22 *(Remainder of Page Intentionally Left Blank)*
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7. Each party in this case number 2:16-cv-00317-GMN-NJK shall bear its own attorneys' fees and costs.

DATED: March ____, 2019

BALLARD SPAHR LLP

LIPSON NIELSON P.C.

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*Attorneys for Defendant 421 West
Azure Trust*

IT IS SO ORDERED.
IT IS FURTHER ORDERED that the status
conference set for Friday, March 29 2019, at 8:00
a.m. is VACATED.


UNITED STATES DISTRICT JUDGE

DATED: March 27, 2019