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7 *Attorneys for Bank of America, N.A.*

8 **UNITED STATES DISTRICT COURT**

9 **DISTRICT OF NEVADA**

10 BANK OF AMERICA, N.A.,

Case No.: 2:16-cv-00691-MMD-EJY

11 Plaintiff,

12 v.

13 SPANISH BAY HOMEOWNERS  
 ASSOCIATION; NEVADA ASSOCIATION  
 14 SERVICES, INC.; SFR INVESTMENTS POOL  
 1, LLC,

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

15 Defendants.

17 Bank of America, N.A. (BANA) and SFR Investments Pool 1, LLC (SFR) stipulate to  
 18 dismiss (1) BANA's claims against SFR, Spanish Bay Homeowners Association, and Nevada  
 19 Association Services, Inc.; and (2) SFR's claims against BANA, with each party to bear its own  
 20 attorneys' fees and costs. This stipulation dismisses all remaining claims against all parties such that  
 21 this matter may be closed, but does not affect the clerk's entry of default against cross-claim  
 22 defendant James Carlson, entered on March 7, 2019. (ECF No. 92.)

23 BANA and SFR further stipulate that (1) the notice of lis pendens, recorded with the Clark  
 24 County Recorder on March 31, 2016, as Instrument No. 201603310003097; and (2) the notice of lis  
 25 pendens recorded on June 24, 2016, as Instrument No. 201606240000077, in relation to the above  
 26 entitled action, are released.

27 This release affects title to the real property located at 5674 Snow Drop Street, Las Vegas,  
 28 Nevada 89113, and legally described as follows:

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 LAS VEGAS, NEVADA 89134  
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1 **PARCEL ONE (1):**  
2 **LOT FORTY-SEVEN (47) IN BLOCK ONE (1) OF AMENDED FINAL MAP**  
3 **OF SPANISH BAY AS SHOWN BY MAP THEREOF ON FILE IN BOOK 80**  
4 **OF PLATS, PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF**  
5 **CLARK COUNTY, NEVADA.**

6 **PARCEL TWO (2):**  
7 **A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND**  
8 **ENJOYMENT INTO AND OVER ALL COMMON AREAS AS MORE FULLY**  
9 **SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND**  
10 **RESTRICTIONS AND GRANT AND RESERVATION OF EASEMENTS FOR**  
11 **SPANISH BAY HOMEOWNERS ASSOCIATION RECORDED JUNE 11, 1997**  
12 **IN BOOK 970611 AS DOCUMENT NO. 02608 OF OFFICIAL RECORDS,**  
13 **WHICH EASEMENT IS APPURTENANT TO PARCEL ONE (1).**

14 and more particularly identified in the official records of the Clark County Recorder as APN:

15 **163-27-415-047.**

16 DATED December 29, 2020.

17 **AKERMAN LLP**

17 **KIM GILBERT EBRON**

18 */s/ Holly E. Walker, Esq.*  
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18 */s/ Jacqueline A. Gilbert, Esq.*  
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26 Las Vegas, Nevada 89139

27 *Attorneys for Bank of America, N.A.*

27 *Attorneys SFR Investments Pool 1, LLC*

28 It is so ordered.

DATED THIS 30<sup>th</sup> Day of December 2020.



28 MIRANDA M. DU  
CHIEF UNITED STATES DISTRICT JUDGE

AKERMAN LLP

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