

1 MELANIE D. MORGAN, ESQ.  
Nevada Bar No. 8215  
2 JAMIE K. COMBS, ESQ.  
Nevada Bar No. 13088  
3 AKERMAN LLP  
1635 Village Center Circle, Suite 200  
4 Las Vegas, NV 89134  
Telephone: (702) 634-5000  
5 Facsimile: (702) 380-8572  
Email: melanie.morgan@akerman.com  
6 Email: jamie.combs@akerman.com

7 *Attorneys for plaintiff and counter-defendant*  
8 *Federal National Mortgage Association*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

12 Plaintiff,

13 v.

14 FLAMINGO RIDGE HOMEOWNERS  
15 ASSOCIATION; TOW PROPERTIES, LLC I;  
and ALESSI & KOENIG, LLC,

16 Defendants.

17 TOW PROPERTIES, LLC,

18 Counter- and cross-claimant,

19 v.

20 FEDERAL NATIONAL MORTGAGE  
ASSOCIATION; FLAMINGO RIDGE  
21 HOMEOWNERS ASSOCIATION; ALESSI &  
KOENIG, LLC; DOES 1 through 10; and ROE  
22 CORPORATIONS 1 through 10,

23 Counter- and cross-defendants.

24 FLAMINGO RIDGE HOMEOWNERS  
ASSOCIATION,

25 Cross-claimant,

26 v.

27 ALESSI & KOENIG, LLC,

28 Cross-defendant.

Case No.: 2:16-cv-01566-APG-BNW

**STIPULATION AND ORDER OF FINAL  
JUDGMENT CONFIRMING EXISTENCE  
AND VALIDITY OF DEED OF TRUST**

AKERMAN LLP

1635 VILLAGE CENTER CIRCLE, SUITE 200  
LAS VEGAS, NEVADA 89134  
TEL.: (702) 634-5000 – FAX: (702) 380-8572

1 Plaintiff and counter-defendant Federal National Mortgage Association (**Fannie Mae**),  
 2 defendant, cross-claimant and cross-defendant Flamingo Ridge Homeowners Association and  
 3 defendant, counterclaimant and cross-claimant Tow Properties, LLC I (**Tow**) stipulate as follows:

4 1. This matter relates to real property located at 6250 West Flamingo Road #119, Las  
 5 Vegas, Nevada 89103, APN 163-14-814-093, more specifically described as:

6 PARCEL I:

7  
 8 AN UNDIVIDED 1/21 INTEREST IN AND TO PHASE 9 COMMON AREA, AS  
 9 THE SAME IS DELINEATED ON THE PLAT OF FLAMINGO RIDGE, IN BOOK  
 10 33 OF PLATS, PAGE 40, AND AS AMENDED IN BOOK 34 OF PLATS, PAGE 4,  
 ALL AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF  
 CLARK COUNTY, NEVADA, AND AS FURTHER DEFINED IN DECLARATION

11 OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR FLAMINGO  
 12 RIDGE, RECORDED ON DECEMBER 16, 1985 IN BOOK 2233, AS DOCUMENT  
 NO. 2192514.

13 EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO POSSESSION OF  
 14 THAT AREA DESIGNATED AS LIMITED COMMON AREA, AS DEFINED IN  
 15 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND  
 AS SHOWN UPON THE MAP FOR FLAMINGO RIDGE, REFERRED TO ABOVE.

16 PARCEL II:

17 THE EXCLUSIVE RIGHT TO POSSESSION AND ENJOYMENT OF THAT AREA  
 18 DESIGNATED AS LIMITED COMMON AREA APPURTENANT TO THE UNIT  
 19 BEARING THE SAME NUMBER AND THE PARKING SPACE AS SHOWN AND  
 20 DESCRIBED ON THE PLAT OF FLAMINGO RIDGE IN BOOK 33 OF PLATS,  
 PAGE 40, AND AS AMENDED IN BOOK 34 OF PLATS, PAGE 4 ALL AS  
 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK  
 21 COUNTY, NEVADA AND FURTHER DEFINED IN THE DECLARATION OF  
 COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLAMINGO RIDGE.

22 PARCEL III:

23  
 24 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND  
 25 RECREATIONAL USE, ON, OVER AND UNDER THE COMMON AREAS OF  
 PHASES 1, 2, 3, 4, 5, 6, 7 AND 8, WHICH EASEMENT IS APPURTENANT TO  
 26 PARCELS 1, 2 AND 3 DESCRIBED ABOVE. THE COMMON AREA REFERRED  
 TO HEREIN AS PHASES 1, 2, 3, 4, 5, 6, 7 AND 8 SHALL BE AS SHOWN AND  
 27 DESCRIBED ON THE PLAT OF FLAMINGO RIDGE RECORDED IN THE  
 OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA  
 28 EXCEPTING THEREFROM ANY RESIDENTIAL BUILDINGS THEREON AND

1 ANY PORTION THEREOF WHICH MAY BE DESIGNATED AS LIMITED  
2 COMMON AREA

3 (the **property**).

4 2. Fannie Mae is the beneficiary of record of a deed of trust encumbering the property  
5 dated February 2, 2006 and recorded with the Clark County Recorder on February 9, 2006, as  
6 Instrument No. 20060209-0003491 (the **deed of trust**).

7 3. On August 21, 2014, Flamingo Ridge Homeowners Association recorded a trustee's  
8 deed upon sale with the Clark County Recorder, as Instrument No. 20140821-0000356 (the **HOA**  
9 **foreclosure deed**), reflecting Flamingo Ridge purchased the property at a foreclosure sale conducted  
10 by Alessi & Koenig, LLC on July 3, 2013 (the **HOA sale**).

11 4. Flamingo Ridge quitclaimed its interest in the property to Tow via a quitclaim deed  
12 dated recorded with the Clark County Recorder on August 21, 2014, as Instrument No. 20140821-  
13 0000787 (the **quitclaim deed**). Tow has not transferred its interest in the property and is still the title  
14 holder of record.

15 5. On July 1, 2016 Fannie Mae initiated a quiet title action against Flamingo Ridge, Tow  
16 and Alessi in the United States District Court for the District of Nevada, under Case No. 2:16-cv-  
17 01566-APG-BNW.

18 6. Fannie Mae, Flamingo Ridge and Tow have entered into a confidential settlement  
19 agreement in which they have settled all claims between them in this case. This stipulation and order  
20 applies to the matters addressed in this particular case only and has no relevance to any other matter.

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7. The deed of trust survived and was not extinguished in any capacity by the HOA sale. The deed of trust remains a valid encumbrance against the property following the recordation of the HOA foreclosure deed and quitclaim deed, and Tow's ownership interest in the property is subject to the deed of trust.

DATED: August 14, 2020.

**AKERMAN LLP**

**LEE, HERNANDEZ, LANDRUM & CARLSON,  
APC**

/s/ Jamie K. Combs  
MELANIE D. MORGAN, ESQ.  
Nevada Bar No. 8215  
JAMIE K. COMBS, ESQ.  
Nevada Bar No. 13088  
1635 Village Center Circle, Suite 200  
Las Vegas, Nevada 89134

/s/ Elizabeth C. Spaur  
DAVID S. LEE, ESQ.  
Nevada Bar No. 6033  
ELIZABETH C. SPAUR, ESQ.  
Nevada Bar No. 10446  
7575 Vegas Drive, Suite 150  
Las Vegas, Nevada 89128

*Attorneys for plaintiff and counter-defendant  
Federal National Mortgage Association*

*Attorneys for defendant, counterclaimant and  
cross-claimant Tow Properties, LLC I*

**LEACH KERN GRUCHOW ANDERSON SONG**

/s/ J. Tyler King  
SEAN L. ANDERSON, ESQ.  
Nevada Bar No. 7259  
J. TYLER KING, ESQ.  
Nevada Bar No. 14895  
2525 Box Canyon Drive  
Las Vegas, Nevada 89128

*Attorneys for defendant and cross-claimant  
Flamingo Ridge Homeowners Association*

**AKERMAN LLP**

1635 VILLAGE CENTER CIRCLE, SUITE 200  
LAS VEGAS, NEVADA 89134  
TEL.: (702) 634-5000 – FAX: (702) 380-8572

**ORDER**

Based on the above stipulation between plaintiff and counter-defendant Federal National Mortgage Association (**Fannie Mae**), defendant, cross-claimant and cross-defendant Flamingo Ridge Homeowners Association and defendant, counterclaimant and cross-claimant Tow Properties, LLC I, the parties' agreement, and good cause appearing,

**IT IS ORDERED** that the deed of trust dated February 2, 2006 and recorded with the Clark County Recorder on February 9, 2006, as Instrument No. 20060209-0003491 against the property located at 6250 West Flamingo Road #119, Las Vegas, Nevada 89103, APN 163-14-814-093, was not extinguished, impaired, or otherwise affected by the foreclosure sale of the property conducted by Flamingo Ridge Homeowners Association and Alessi & Koenig, LLC or the recording of the trustee's deed upon sale with the Clark County Recorder on August 21, 2014, as Instrument No. 20140821-0000356, reflecting that Flamingo Ridge purchased the property at the HOA foreclosure sale. Tow's ownership interest in the property is subject to the deed of trust.

**IT IS FURTHER ORDERED** that Fannie Mae shall be entitled to record this STIPULATION AND ORDER OF FINAL JUDGMENT CONFIRMING EXISTENCE AND VALIDITY OF DEED OF TRUST in the Official Records of Clark County, Nevada, in accordance with the Rules of the Recorder's Office.

**IT IS FURTHER ORDERED** that this order constitutes the final judgment of this court, resolving all claims in this case with prejudice, each party to bear its own fees and costs.

DATED this 17th day of August, 2020.

  
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 DISTRICT COURT JUDGE  
 Case No.: 2:16-cv-01566-APG-BNW

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 LAS VEGAS, NEVADA 89134  
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