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9 UNITED STATES DISTRICT COURT
10 DISTRICT OF NEVADA

11 FEDERAL NATIONAL MORTGAGE
ASSOCIATION;
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Plaintiff,
13 vs.
14 COLONY NORTH HOMEOWNERS
ASSOCIATION; NEW PROPERTY
15 HOLDINGS, LLC; NEVADA ASSOCIATION
SERVICES, INC.;
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Defendants.
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Case No.: 2:16-cv-01686-APG-NJK

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

18 Plaintiff Federal National Mortgage Association ("Fannie Mae") and Defendant New Property
19 Holdings, LLC ("NPH"), being the only parties to have appeared in this action, through their counsel
20 of record, stipulate as follows:

21 1. This matter relates to real property located 3361 Civic Center Drive, Unit G, North Las
22 Vegas, Nevada 89030, APN 139-11-811-001 (the "Property"). The Property is more specifically
23 described as:

24 LOT FORTY-SIX (46) IN BLOCK TWO (2) OF AMENDED PLAT OF
25 SOLAR ESTATES NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN
26 BOOK 26 OF PLATS, PAGE 45, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

27 APN: 139-11-811-001

1 2. Fannie Mae is the beneficiary of record of a Deed of Trust that encumbers the Property
2 and was recorded on August 6, 2004, as Document Number 20040806-0003746 in the Official
3 Records of Clark County, Nevada (the "Deed of Trust").

4 3. On September 24, 2014, Colony North Homeowners Association ("Colony North")
5 recorded a Foreclosure Deed as Instrument Number 20140924-0003040 of the Official Records of
6 Clark County, Nevada (the "HOA Foreclosure Deed"), reflecting that Colony North purchased the
7 Property at a foreclosure sale of the Property held July 19, 2013 (the "HOA Sale").

8 4. Colony North transferred its interest in the Property to NPH by Quit Claim Deed recorded
9 in the Clark County recorder's office on December 16, 2014 as Instrument No. 20141216-0002038,
10 and by Corrective Quit Claim Deed recorded in the Clark County recorder's office on February 19,
11 2015 as Instrument No. 20150219-0002151;

12 5. On July 18, 2016, Fannie Mae initiated an action for quiet title and damages against
13 Colony North and NPH in the United States District Court, District of Nevada, Case No. 2:16-cv-
14 01686 (the "Quiet Title Action").

15 6. The Parties have entered a settlement agreement in which Fannie Mae has resolved all
16 claims against Colony North and NPH.

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1 20040806-0003746 was not extinguished, impaired, or otherwise affected by the foreclosure sale
2 conducted by Colony North Homeowners Association ("Colony North") on July 19, 2013 or the
3 recording of the Foreclosure Deed in the Official Records of Clark County, Nevada, on September 24,
4 2014, as Document Number 20140924-0003040, reflecting that Colony North purchased the Property
5 at the foreclosure sale, or the recording of the Quit Claim Deed in the Official Records of Clark
6 County, Nevada on December 16, 2014 as Instrument No. 20141216-0002038 and the Corrective Quit
7 Claim Deed on February 19, 2015 as Instrument No. 20150219-0002151, reflecting that Colony North
8 transferred its interest in the Property to NPH. NPH's interest in the Property is subject to the Deed
9 of Trust.

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

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

16 Dated: April 13, 2018.

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20 UNITED STATES DISTRICT JUDGE

21 Respectfully submitted by:

22 **AKERMAN LLP**

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