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8  
9 **UNITED STATES DISTRICT COURT**  
10 **DISTRICT OF NEVADA**

11 WELLS FARGO BANK, N.A. AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
12 STRUCTURED ASSET MORTGAGE  
INVESTMENTS II INC., GREENPOINT  
13 MORTGAGE FUNDING TRUST 2005-AR4,  
MORTGAGE PASS-THROUGH  
14 CERTIFICATES, SERIES 2005-AR4, a  
national banking association,

15 Plaintiff,

16 v.

17 SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
18 SUNRISE VILLAS V HOMEOWNERS  
ASSOCIATION; and NEVADA  
19 ASSOCIATION SERVICES,

20 Defendants.

CASE NO.: 2:16-cv-01788-JCM-NJK

**STIPULATION AND ORDER TO  
DISMISS DEFENDANT SUNRISE  
VILLAS V HOMEOWNERS  
ASSOCIATION**

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

22 Counter/Cross Claimant,

23 v.

24 WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR THE  
25 CERTIFICATEHOLDERS OF  
STRUCTURED ASSET MORTGAGE  
26 INVESTMENTS II, INC., GREENPOINT  
MORTGAGE FUNDING TRUST 2005-AR4,  
27 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-AR-4, a  
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1 national banking association; and DEANNA  
ADLER, an individual,

2 Counter/Cross Defendants.  
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6 Pursuant to Fed. R. Civ. P. 41(a), Plaintiff Wells Fargo Bank, N.A. as Trustee  
7 for the Certificateholders of Structured Asset Mortgage Investments II Inc.,  
8 GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates,  
9 Series 2005-AR4 (“Wells Fargo”) and Defendant Sunrise Villas V Homeowners  
10 Association (the “HOA”) (collectively, the “Parties”), through their counsel of record,  
11 stipulate as follows:

12 1. On July 27, 2016, Chase filed its complaint in this action, naming the  
13 HOA as a necessary party.

14 2. Chase agrees to dismiss the HOA with prejudice.

15 3. The Parties agree that the HOA, although no longer a party to this case,  
16 shall be bound by and will cooperate in the enforcement of any final judgment that  
17 this Court enters regarding quieting title and declaratory relief as between the  
18 remaining Defendants, Chase, and any other party, relating to their respective  
19 interests in property located at 3138 Espanol Dr., Las Vegas, Nevada 89121; APN  
20 #162-13-711-038 (the “Property”).

21 4. The HOA further agrees to participate in any third party discovery  
22 Chase may propound upon it after the HOA’s dismissal in accordance with the  
23 Federal Rules of Civil Procedure.

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1 Dated: June 16, 2017.  
2

3 Respectfully submitted,  
4 BALLARD SPAHR LLP

BOYACK ORME & ANTHONY

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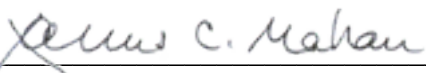
*Attorney for Defendant Sunrise Villas V*  
11 *Homeowners Association*

12 **ORDER**

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14 Based on the above stipulation between Chase and Defendant HOA and good  
15 cause appearing therefore,

16 IT IS ORDERED that the HOA only shall be dismissed from this litigation  
17 with prejudice.

18 IT IS FURTHER ORDERED that the HOA shall be bound by and cooperate in  
19 the enforcement of any final judgment that this Court enters on the claims for  
20 quieting title and declaratory relief as between the remaining Defendants, Chase,  
21 and any other party, relating to their respective interests in the Property.

22  
23   
24 UNITED STATES DISTRICT JUDGE

25 Dated: June 21, 2017  
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