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*Attorneys for JPMorgan Chase Bank,
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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SBW INVESTMENT, LLC, a Utah limited liability company; SFR INVESTMENTS POOL 1, LLC, a Nevada limited liability company; YORK VILLAGE COMMUNITY ASSOCIATION, a Nevada non-profit corporation; NEVADA ASSOCIATION SERVICES, a Nevada corporation

Defendants.

Case No. 2:16-cv-02012-JCM-VCF

STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
YORK VILLAGE COMMUNITY
ASSOCIATION, AND SFR
INVESTMENTS POOL 1, LLC WITH
PREJUDICE; AND 2) LIFT STAY
ENTERED APRIL 9, 2018

SFR INVESTMENTS POOL 1, LLC.

Counter/Cross-Claimant

vs.

JPMORGAN CHASE BANK, N.A., and
LASHAUN L. POLK.

Counter/Cross-Defendants.

1 Pursuant to Rule 41 of the Federal Rules of Civil Procedure Plaintiff/Counter-
 2 Defendant JPMorgan Chase Bank, N.A. (“Chase”),
 3 Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC (“SFR”)
 4 and Defendant York Village Community Association (“York Village”) (collectively,
 5 the “Parties”), through their respective attorneys, stipulate as follows:

6 1. This action concerns title to real property commonly known as 8137
 7 Lake Geneva Court, Las Vegas, NV 89113 (the “Property”) following a homeowner’s
 8 association foreclosure sale conducted on August 24, 2012, with respect to the
 9 Property.

10 2. As it relates to the Parties, a dispute arose regarding that certain Deed
 11 of Trust recorded against the Property in the Official Records of Clark County,
 12 Nevada as Instrument Number 20080402-0002392 (the “Deed of Trust”), and in
 13 particular, whether the Deed of Trust continues to encumber the Property.

14 3. The Parties to this Stipulation have agreed to release their respective
 15 claims, and further agreed that the claims between them, including the Complaint
 16 and Counterclaim, shall be DISMISSED with prejudice.

17 4. As neither SBW Investment, LLC nor Nevada Association Services
 18 appeared in this action, Chase hereby voluntarily dismisses its claims against them
 19 pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

20 5. The Parties further stipulate and agree that the two Lis Pendens
 21 recorded against the Property in the Official Records of Clark County, Nevada, as
 22 Instruments Number 20161208-0001199 and 20140220-0000116 be, and the same
 23 hereby are, EXPUNGED.

24 6. The Parties further stipulate and agree that the \$500 in security costs
 25 posted by Chase on November 9, 2016 pursuant to this Court’s Order [ECF No. 15]
 26 shall be discharged and released to the Ballard Spahr LLP Trust Account.

27 7. The Parties further stipulate and agree that a copy of this Stipulation
 28 and Order may be recorded with the Clark County Recorder.

1 8. The Parties further agree to lift the stay entered April 9, 2018 [ECF
2 No. 63].

3 9. Each party in this case number 2:16-cv-02012-JCM-VCF shall bear its
4 own attorneys' fees and costs.

5 Dated: November 19, 2018

6 BALLARD SPAHR LLP

KIM GILBERT EBON

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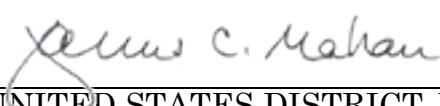
24 *Attorneys for SFR Investments Pool
25 1, LLC*

26 LIPSON, NEILSON, COLE, SELTZER &
27 GARIN, P.C.

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36 *Attorneys for York Village Community
37 Association*

38 **IT IS SO ORDERED:**

39 
40 UNITED STATES DISTRICT JUDGE
41 January 28, 2019
42 DATED: _____