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7 *Attorneys for Plaintiff U.S. Bank*
N.A., successor trustee to Bank of
 8 *America, N.A., successor to LaSalle*
Bank, N.A., as trustee, on behalf of
 9 *the holders of the WaMu Mortgage*
Pass-Through Certificates, Series
 10 *2006-AR16 Trust*

11 **UNITED STATES DISTRICT COURT**
 12 **DISTRICT OF NEVADA**

BALLARD SPAHR LLP
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13 U.S. BANK N.A., SUCCESSOR
 14 TRUSTEE TO BANK OF AMERICA,
 N.A., SUCCESSOR TO LASALLE BANK,
 15 N.A., AS TRUSTEE, ON BEHALF OF
 THE HOLDERS OF THE WAMU
 16 MORTGAGE PASS-THROUGH
 CERTIFICATES, SERIES 2006-AR16
 17 TRUST,

18 Plaintiff,

19 vs.

20 SFR INVESTMENTS POOL 1, LLC , a
 Nevada limited liability company;
 21 CANYON GATE MASTER
 ASSOCIATION, a Nevada non-profit
 22 corporation,

23 Defendants.

24 SFR INVESTMENTS POOL 1, LLC, a
 25 Nevada limited liability company,

26 Counter/Cross-Claimant,

27 vs.

28

Case No. 2:16-cv-02712-RFB-CWH

**STIPULATION AND ORDER TO 1)
 DISMISS CLAIMS BETWEEN U.S.
 BANK, N.A., CANYON GATE
 MASTER ASSOCIATION, AND SFR
 INVESTMENTS POOL 1, LLC
 WITH PREJUDICE; AND 2) LIFT
 STAY ENTERED JULY 13, 2018**

1 U.S. BANK N.A., SUCCESSOR
2 TRUSTEE TO BANK OF AMERICA,
3 N.A., SUCCESSOR TO LASALLE BANK,
4 N.A.,
5 AS TRUSTEE, ON BEHALF OF THE
6 HOLDERS OF THE WAMU
7 MORTGAGE PASS-THROUGH
8 CERTIFICATES, SERIES 2006-AR16
9 TRUST; THE MIDORA TRUST FUND,
10 DAHN MIDORA, TRUSTEE OF THE
11 TRUST; and JPMORGAN CHASE
12 BANK, N.A., SUCCESSOR IN
13 INTEREST BY PURCHASE FROM THE
14 FEDERAL DEPOSIT INSURANCE
15 CORPORATION AS RECEIVER OF
16 WASHINGTON MUTUAL BANK F/K/A
17 WASHINGTON MUTUAL BANK FA,

Counter/Cross-Defendants.

11 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff U.S. Bank N.A.,
12 successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as
13 trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates,
14 Series 2006-AR16 Trust (“U.S. Bank”), Defendant/Counterclaimant SFR Investment
15 Pools 1, LLC (“SFR”), and Canyon Gate Master Association (the “Association”)
16 (collectively, the “Parties”) hereby stipulate as follows:

17 1. This action concerns title to real property commonly known as 8613
18 Canyon View Drive, Las Vegas, Nevada 89117 (the “Property”) following a
19 homeowner’s association foreclosure sale conducted on March 20, 2014, with respect
20 to the Property.

21 2. As it relates to the Parties, a dispute arose regarding that certain Deed
22 of Trust recorded against the Property in the Official Records of Clark County,
23 Nevada as Instrument Number 20061002-0001198 (the “Deed of Trust”), and in
24 particular, whether the Deed of Trust continues to encumber the Property.

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

28 4. This Stipulation in no way affects SFR’s cross-claim against Dahn

1 Midora as Trustee for the Midora Trust Fund (the “former unit owner”).

2 5. The Parties further stipulate and agree that the three Lis Pendens
3 recorded against the Property in the Official Records of Clark County, Nevada, as
4 Instruments Number 20140421-0000739, 20161227-0002595, and 20170321-0001593
5 be, and the same hereby are, EXPUNGED.

6 6. The Parties further stipulate and agree that the \$500 in security costs
7 posted by Chase on March 2, 2017 pursuant to this Court’s Order [ECF No. 15] shall
8 be discharged and released to the Ballard Spahr LLP Trust Account.

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

11 9. The Parties further agree to lift the stay entered July 13, 2018 [ECF No.
12 73];

13 10. This case shall remain open until such time as SFR resolves its pending
14 cross-claim against the former unit owner; and

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11. Each party in this case number 2:16-cv-02712-RFB-CWH shall bear its own attorneys' fees and costs.

Dated: October 31, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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Attorneys for Canyon Gate Master Association

IT IS SO ORDERED.



RICHARD F. BOULWARE, II
United States District Court
DATED: November 1, 2018.