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7 *Attorneys for Plaintiff Wells Fargo Bank,*
NA, as Trustee, on behalf of the holders of
 8 *Structured Asset Mortgage Investments II,*
Inc., Bear Stearns Mortgage Funding, Trust
 9 *2007-AR5, Mortgage Pass Through*
Certificates, Series 2007-AR5
 10

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

13 WELLS FARGO BANK, N.A., AS
 TRUSTEE, ON BEHALF OF THE
 14 HOLDERS OF STRUCTURED ASSET
 MORTGAGE INVESTMENTS II, INC.,
 15 BEAR STEARNS MORTGAGE
 FUNDING, TRUST 2007-AR5,
 16 MORTGAGE PASS THROUGH
 CERTIFICATES, SERIES 2007-AR5

Case No. 2:16-cv-02730-APG-PAL

**STIPULATION AND ORDER TO
 DISMISS WITH PREJUDICE
 DEFENDANT/COUNTER-
 CLAIMANT SFR INVESTMENTS
 POOL 1, LLC, AND DEFENDANT
 SILVERSTONE RANCH
 COMMUNITY ASSOCIATION**

17 Plaintiff,

18 vs.

19 SFR INVESTMENTS POOL I, LLC, a
 20 Nevada limited liability company;
 SILVERSTONE RANCH COMMUNITY
 21 ASSOCIATION, a Nevada non-profit
 corporation,
 22

23 Defendants.

24 Plaintiff Wells Fargo Bank, N.A., as Trustee, on behalf of the holders of
 25 Structured Asset Mortgage Investments II, Inc., Bear Stearns Mortgage Funding,
 26 Trust 2007-AR5, Mortgage Pass Through Certificates, Series 2007-AR5 (“Wells
 27 Fargo”), Defendant SFR Investment Pools 1, LLC (“SFR”), and Defendant Silverstone
 28

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1 Ranch Community Association (the “Association”) (collectively, the “Parties”) hereby
2 stipulate as follows:

3 1. This action concerns title to real property commonly known as 8088
4 Celina Hills Street, Las Vegas, Nevada (“Property”) following a homeowner’s
5 association foreclosure sale conducted on July 31, 2014, with respect to the Property.

6 2. As it relates to the Parties, a dispute arose regarding that certain Deed
7 of Trust recorded against the Property in the Official Records of Clark County,
8 Nevada as Instrument Number 20070504-0002861 (“Deed of Trust”), and in
9 particular, whether the Deed of Trust continues to encumber the Property.

10 3. The Parties to this Stipulation have settled and agreed to release their
11 respective claims among them, and further agreed that the claims among them,
12 including the Complaint, shall be DISMISSED with prejudice;

13 6. The Parties further stipulate and agree that the Lis Pendens recorded
14 against the Property in the Official Records of Clark County, Nevada, as Instruments
15 Number 20161214-0000002 be, and the same hereby is, EXPUNGED.

16 8. The Parties further stipulate and agree that a copy of this Stipulation
17 and Order may be recorded with the Clark County Recorder;

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11. Each party in this case number 2:16-cv-02730-APG-PAL shall bear its own attorneys' fees and costs.

Dated this December 20, 2018.

BALLARD SPAHR LLP

KIM GILBERT EBRON

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Attorneys for Silverstone Ranch Community Association

IT IS SO ORDERED.


United States District Judge

Dated: December 21, 2018