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7 *Attorneys for Plaintiff/Counter-Defendant*

8 UNITED STATES DISTRICT COURT

9 DISTRICT OF NEVADA

BALLARD SPAHR LLP
 1980 FESTIVAL PLAZA DRIVE, SUITE 900
 LAS VEGAS, NEVADA 89135
 (702) 471-7000

10 JPMORGAN CHASE BANK, N.A.,
 11 Plaintiff,

Case No.: 2:16-cv-02781-RFB-PAL

12 vs.

**STIPULATION AND ORDER TO 1)
 DISMISS CLAIMS BETWEEN
 JPMORGAN CHASE BANK, N.A.,
 SUTTER CREEK HOMEOWNERS
 ASSOCIATION, AND SFR
 INVESTMENTS POOL 1, LLC
 WITH PREJUDICE; AND 2) LIFT
 STAY ENTERED MARCH 21, 2018**

13 SFR INVESTMENTS POOL 1, LLC, a
 14 Nevada limited liability company; and
 SUTTER CREEK HOMEOWNERS
 15 ASSOCIATION, a Nevada non-profit
 corporation,

16 Defendants.

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

19 Counterclaimant,

20 vs.

21 JPMORGAN CHASE BANK, N.A.;

22 Counter-Defendant.

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

25 Cross-Claimant,

26 vs.

27 WAI CHUNG NG, an individual,

28 Cross-Defendant.

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant
2 JPMorgan Chase Bank, N.A. (“Chase”), Defendant/Counterclaimant/Cross-
3 Claimant SFR Investments Pool 1, LLC (“SFR”) and Defendant Sutter Creek
4 Homeowners Association (“Sutter Creek”) (collectively, the “Parties”), through their
5 respective attorneys, stipulate as follows:

6 1. This action concerns title to real property commonly known as 3232
7 Idaho Springs Street, North Las Vegas, Nevada 89032 (the “Property”) following a
8 homeowner’s association foreclosure sale conducted on December 5, 2012, with
9 respect to the 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 20090327-0004622 (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. This Stipulation in no way affects SFR’s cross-claim against Wai
18 Chung Ng.

19 5. The Parties further stipulate and agree that the \$500 in security costs
20 posted by Chase on February 24, 2017 pursuant to this Court’s Order [ECF No. 10]
21 shall be discharged and released to the Ballard Spahr LLP Trust Account.

22 6. The Parties further stipulate and agree that a copy of this Stipulation
23 and Order may be recorded with the Clark County Recorder;

24 7. The Parties further agree to lift the stay entered March 21, 2018 [ECF
25 No. 41];

26 8. This case shall remain open until such time as SFR resolves its
27 pending cross-claim against Wai Chung Ng; and

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9. Each party in this case number 2:16-cv-02781-RFB-PAL shall bear its own attorneys' fees and costs.

Dated: December 31, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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Attorney for Sutter Creek Homeowners' Association

IT IS SO ORDERED:



UNITED STATES DISTRICT JUDGE

DATED: January 2, 2019