

1 MELANIE D. MORGAN, ESQ.  
 Nevada Bar No. 8215  
 2 JESSE A. RANSOM, ESQ.  
 Nevada Bar No. 13565  
 3 AKERMAN LLP  
 1160 Town Center Drive, Suite 330  
 4 Las Vegas, NV 89144  
 Telephone: (702) 634-5000  
 5 Facsimile: (702) 380-8572  
 Email: melanie.morgan@akerman.com  
 6 Email: jesse.ransom@akerman.com

7 Attorneys for Plaintiff Federal National  
 Mortgage Association and Bank of America,  
 8 N.A.

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

**AKERMAN LLP**  
 1160 TOWN CENTER DRIVE, SUITE 330  
 LAS VEGAS, NEVADA 89144  
 TEL.: (702) 634-5000 – FAX: (702) 380-8572

12 FEDERAL NATIONAL MORTGAGE  
 13 ASSOCIATION; BANK OF AMERICA, N.A.,

Case No.: 2:16-cv-02831-RFB-GWF

14 Plaintiff,

15 vs.

**STIPULATION AND ORDER OF FINAL  
 JUDGMENT CONFIRMING EXISTENCE  
 AND VALIDITY OF DEED OF TRUST**

16 DESERT SHORES COMMUNITY  
 17 ASSOCIATION; SILVER STREAM  
 ADVISORS, LLC; NEVADA ASSOCIATION  
 SERVICES, INC.,

18 Defendants.

19 Plaintiffs Bank of America, N.A. (**BANA**) and Federal National Mortgage Association  
 20 (**Fannie Mae**), Defendant Desert Shores Community Association (**HOA**), and Defendant Silver  
 21 Stream Advisors, LLC (**Silver Stream**), through their counsel of record, stipulate as follows:

22 1. This matter relates to real property located 3151 Soaring Gulls Dr. # 26-1004, Las  
 23 Vegas, Nevada, 89128-7020, APN 138-16-120-324 (the **Property**). The Property is more  
 24 specifically described as:

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 27 {42028098;2}APN 138-16-120-324  
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**PARCEL ONE (1) – UNIT:**

LIVING UNIT 1004 IN BUILDING 26, AS SHOWN ON THE FINAL MAP OF **BROADSTONE AT DESERT SHORES**, A CONDOMINIUM SUBDIVISION ON FILE IN BOOK 127 OF PLATS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA (HEREINAFTER THE "PLAT").

**PARCEL TWO (2) – COMMON ELEMENTS:**

AN UNDIVIDED 1/424TH INTEREST AS TENANT IN COMMON IN THE COMMON ELEMENTS AS SHOWN ON THE PLAT, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR **DESERT SHORES VILLAS CONDOMINIUMS** RECORDED OCTOBER 20, 2005, IN BOOK 20051020 AS DOCUMENT NO. 04624 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA (HEREINAFTER THE "DECLARATION").

EXCEPTING THEREFROM ALL UNITS AS SHOWN ON THE PLAT.

RESERVING THEREFROM, THE RIGHT TO USE ANY OF THE AREAS DESIGNATED AS LIMITED COMMON ELEMENTS IN THE PLAT AND/OR THE DECLARATION.

FURTHER RESERVING THEREFROM FOR THE BENEFIT OF OWNERS OF ALL UNITS SHOWN ON THE PLAT (EXCEPT THE UNIT REFERRED TO IN PARCEL ONE (1) ABOVE), NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE AND ENJOYMENT OF, IN AND TO THE COMMON ELEMENTS, AS DEFINED IN AND SUBJECT TO THE DECLARATION.

**PARCEL THREE (3) – LIMITED COMMON ELEMENTS:**

THE EXCLUSIVE RIGHT TO USE, POSSESS AND OCCUPY THE AREAS DESIGNATED AS LIMITED COMMON ELEMENTS DEFINED AND DESCRIBED AS LIMITED COMMON ELEMENTS, ALLOCATED TO PARCELS ONE (1) AND TWO (2) IN THE DECLARATION.

**PARCEL FOUR (4) – APPURTENANT EASEMENTS:**

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES ON, OVER AND ACROSS THE COMMON ELEMENTS AS DEFINED IN AND SUBJECT TO THE DECLARATION, WHICH EASEMENT IS APPURTENANT TO PARCELS ONE (1), TWO (2) AND THREE (3) DESCRIBED ABOVE.

1           2.       BANA, as servicer for Fannie Mae, is the beneficiary of record of a Deed of Trust that  
2 encumbers the Property and was recorded on January 20, 2006, as Document Number 20060120-  
3 0004809, in the Official Records of Clark County, Nevada (the **Deed of Trust**).

4           3.       On July 29, 2014, Silver Stream recorded a Foreclosure Deed as Document  
5 Number 20140729-0002652 of the Official Records of Clark County, Nevada (the **HOA**  
6 **Foreclosure Deed**), reflecting that Silver Stream purchased the Property at a foreclosure sale of the  
7 Property conducted by Desert Shores Community Association on July 25, 2014 (the **HOA Sale**).  
8 Silver Stream has not transferred its interest in the Property and is still the title holder of record.

9           4.       On December 7, 2016, BANA and Fannie Mae initiated a quiet title action against  
10 Silver Stream and the HOA in the United States District Court, District of Nevada, Case No. 2:16-  
11 cv-02831- RFB-GWF (the **Quiet Title Action**).

12           5.       Fannie Mae, BANA, and Silver Stream have entered a confidential settlement  
13 agreement in which they have settled all claims between them in this case. This stipulation and  
14 order applies to the matters addressed in this particular case only and has no relevance to any other  
15 matter.

16           6.       The Deed of Trust survived and was not extinguished in any capacity by the HOA Sale.  
17 The Deed of Trust remains a valid encumbrance against the Property following the recording of the  
18 HOA Foreclosure Deed, and Silver Stream's interest in the Property is subject to the Deed of Trust.

19           7.       BANA and Fannie Mae agree to dismiss all remaining claims in this matter against the  
20 HOA and non-appearing Defendant Nevada Association Services, Inc.

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1 Dated: July 5, 2017.

2 AKERMAN LLP

ALDRICH LAW FIRM, LTD

3 /s/ Jesse A. Ransom

/s/ Gary Fink

4 Melanie D. Morgan, Esq.  
5 Nevada Bar No. 8215  
6 Jesse A. Ransom, Esq.  
7 Nevada Bar No. 13565  
8 1160 Town Center Drive, Suite 330  
9 Las Vegas, Nevada 89144  
10 Telephone: (702) 634-5000  
11 Facsimile: (702) 380-8572  
12 melanie.morgan@akerman.com  
13 jesse.ransom@akerman.com  
14 Attorneys for Plaintiff Bank of America,  
15 N.A. and Federal National Mortgage  
16 Association

Gary S. Fink, Esq.  
Nevada Bar No. 8064  
1601 S. Rainbow Blvd., Suite 160  
Las Vegas, NV 89146  
Telephone: (702) 853-5490  
Facsimile: (702) 227-1975  
Attorneys for Silver Stream Advisors, LLC

12 LEACH JOHNSON SONG & GRUCHOW

13 /s/ Ryan Hastings

14 Ryan D. Hastings, Esq.  
15 Nevada Bar No. 12394  
16 Sean Anderson, Esq.  
17 Nevada Bar No. 7259  
18 8945 West Russell Road, Suite 330  
19 Las Vegas, Nevada 89148  
20 Phone: (702) 538-9074  
21 Fax: (702) 538-9113  
22 Attorneys for Desert Shores Community Association

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