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10 *Attorneys for Plaintiff/Counter-Defendant*
11 *JPMorgan Chase Bank, N.A.*

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

14 JPMORGAN CHASE BANK, N.A.

15 Plaintiff,

16 vs.

17 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; CASA
18 PALERMO 20N HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
19 corporation; and FARANAK
PANAHBARHAGH, an individual.

20 Defendants.

21 SFR INVESTMENTS POOL 1, LLC, a
22 Nevada limited liability company,

23 Counter/Cross-Claimant,

24 vs.

25 JPMORGAN CHASE BANK, N.A. and
26 FARANAK PANAHBARHAGH, an
individual,

27 Counter/Cross-Defendants.
28

Case No. 2:17-cv-00342-GMN-VCF

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

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1 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant
2 JPMorgan Chase Bank, N.A (“Chase”), Defendant/Counterclaimant/Cross-Claimant
3 SFR Investments Pool 1, LLC (“SFR”), Defendant Casa Palermo 20N Homeowners’
4 Association (“Association”), and Defendant/Cross-Defendant Faranak Panahbarhagh
5 (“Panahbarhagh”), through their respective undersigned counsel of record, stipulate
6 as follows:

7 1. This action concerns title to real property commonly known as 17 Villa
8 Marsala Court, Henderson, Nevada 89011 (the “Property”) following a homeowner’s
9 association foreclosure sale conducted on April 24, 2013, with 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 20090518-0002003 (the “Deed of Trust”), and in
13 particular, whether the Deed of Trust continues to encumber the Property.

14 3. The Parties hereby stipulate and agree to the dismissal of all claims in
15 this action, with prejudice, with each party to bear its own costs and fees.

16 4. Panahbarhagh disclaims any interest in the Property.

17 5. The Parties further stipulate and agree that the three Lis Pendens
18 recorded against the Property in the Official Records of Clark County, Nevada, as
19 Instruments Number 201402240000716, 201703290001395, and 201706280001035
20 be, and the same hereby are, EXPUNGED.

21 6. The Parties further stipulate and agree that the \$500 in security costs
22 posted by Chase on June 1, 2017 pursuant to this Court’s Order [ECF No. 19] shall
23 be discharged and released to the Ballard Spahr LLP Trust Account.

24 *[Continued on the following page]*

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

3 Dated: September 25, 2018

4
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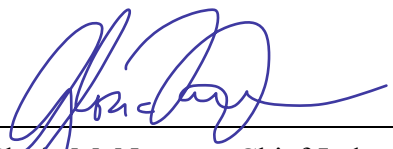
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18 *Attorneys for Casa Palermo Homeowners' Association* 20N *Attorneys for Faranak Panahbarhagh*

21 IT IS SO ORDERED.

22 Dated this 25 day of September, 2018.

23
24 
25 _____
26 Gloria M. Navarro, Chief Judge
27 UNITED STATES DISTRICT COURT
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