

SMITH LARSEN & WIXOM

ATTORNEYS
HILLS CENTER BUSINESS PARK
1935 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 252-5002 • (702) 252-5006

1 Kent F. Larsen, Esq.
Nevada Bar No. 3463
2 Karl Nielson, Esq.
Nevada Bar No. 5082
3 SMITH LARSEN & WIXOM
1935 Village Center Circle
4 Las Vegas, Nevada 89134
5 Tel: (702) 252-5002
Fax: (702) 252-5006
6 Email: kfl@slwlaw.com
kln@slwlaw.com
7 Attorneys for Plaintiff
JPMorgan Chase Bank, N.A.
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9 **UNITED STATES DISTRICT COURT**
10 **DISTRICT OF NEVADA**

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

Case No. 2:17-cv-00678-RFB-VCF

13 vs.

**STIPULATION AND ORDER TO
14 QUIET TITLE AND FOR DISMISSAL
15 OF JPMORGAN CHASE BANK, N.A.
16 WITH PREJUDICE**

14 RANDY BLIZZARD, in his individual
15 capacity and as Trustee of the JOEL 228
16 TRUST; the JAMES PAUL GETTY
17 IRREVOCABLE RESOURCE TRUST; the
18 ANTHONY F. JOHNSON
19 IRREVOCABLE RESOURCE TRUST; the
20 STEVEN J. CASTELLAN
21 IRREVOCABLE RESOURCE TRUST; the
22 BRIAN PHILIP ANDERSON
23 IRREVOCABLE RESOURCE TRUST; the
24 PHILIP STEVEN IRREVOCABLE
25 RESOURCE TRUST; HOLLYWOOD
26 RANCH HOMEOWNERS
27 ASSOCIATION, a Nevada non-profit
28 corporation; CYNTHIA GIBSON, an
individual,

Defendants.

24 Plaintiff JPMorgan Chase Bank, N.A. (hereinafter "Chase" or "Plaintiff"), by and
25 through its attorneys of record, Kent F. Larsen, Esq. and Karl Nielson, Esq. of the law firm of
26 Smith Larsen & Wixom; and Defendants, Randy Blizzard, in his individual capacity and as
27 Trustee of the Joel 228 Trust, The James Paul Getty Irrevocable Resource Trust, The Anthony
28 F. Johnson Irrevocable Resource Trust, The Steven J. Castellan Irrevocable Resource Trust,

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1 The Brian Philip Anderson Irrevocable Resource Trust, and Philip Steven Irrevocable
2 Resource Trust (hereinafter collectively "Defendants"), by and through their attorney of
3 record, Michael N. Beede, Esq. of the Law Office of Mike Beede, PLLC by and through their
4 respective counsel of record, hereby stipulate and agree as follows:

5 **IT IS HEREBY STIPULATED AND AGREED** that as a result of the Confidential
6 Settlement Agreement executed by Chase and Defendants, Chase has agreed to relinquish and
7 convey and has done or will do so by reconveyance, any and all of its right title and interest
8 under its Deed of Trust ("DOT") on the subject real property commonly known as 6540
9 Charlie Chaplin Avenue #102, Las Vegas, Nevada 89122, APN: 161-10-710-305 (the
10 "Property").

11 **IT IS FURTHER STIPULATED AND AGREED** that this Stipulation and Order is
12 in no way intended to impair the rights of Chase (or any of their authorized agents, investors,
13 affiliates, predecessors, successors, and assigns) to pursue any and all remedies against the
14 Borrower(s), as defined in the DOT and/or Note, that Chase (or any of their authorized agents,
15 investors, affiliates, predecessors, successors, and assigns) may have relating to the Note.

16 **IT IS FURTHER STIPULATED AND AGREED** that a copy of this Order may be
17 recorded with the Clark County Recorder.

18 **IT IS FURTHER STIPULATED AND AGREED** that as a result of the settlement,
19 title in the property is quieted in favor of Defendants.

20 **IT IS FURTHER STIPULATED AND AGREED** that Chase shall be dismissed
21 from this litigation WITH PREJUDICE, including any and all claims asserted against Chase
22 or by Chase, each party to bear its own costs and fees.

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This dismissal pertains to Chase only and not to any other party.

Dated this 5th day of August 2019.

SMITH LARSEN & WIXOM

/s/ 

KENT F. LARSEN, ESQ.
Nevada Bar No. 3463
KARL NIELSON, ESQ.
Nevada Bar No. 5082
1935 Village Center Circle
Las Vegas, NV 89134
T: (702) 252-5002
F: (702) 252-5006
kfl@swlaw.com
kln@swlaw.com
Attorneys for Plaintiff, JPMorgan Chase Bank, N.A.

Dated this 26th day of March, 2018.

THE LAW OFFICE OF MIKE BEEDE,
PLLC

/s/ 

MICHAEL BEEDE, ESQ.
Nevada Bar No. 13068
2470 St. Rose Pkwy., Ste. 201
Henderson, NV 89074
T: 702-473-8406
F: 702-832-0248
eservice@legallv.com
Attorney for Defendants, Randy Blizzard, in his individual capacity and as Trustee of the Joel 228 Trust; The James Paul Getty Irrevocable Resource Trust; The Anthony F. Johnson Irrevocable Resource Trust; The Steven J. Castellan Irrevocable Resource Trust; The Brian Philip Anderson Irrevocable Resource Trust; and Philip Steven Irrevocable Resource Trust

ORDER

IT IS SO ORDERED.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

DATED this 13th day of August, 2019.