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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,
Plaintiffs,

vs.

RHKIDS, LLC, a California Limited
Liability Company; ELKHORN
COMMUNITY ASSOCIATION, a Nevada
non-profit corporation; STEPHEN
DECAIROS BUDD,

Defendants.

CASE NO: 2:17-cv-00710-MMD-NJK

**STIPULATION AND ORDER TO
DISMISS STEPHEN DECAIROS BUDD**

Pursuant to Fed. R. Civ. P. 41(a), Plaintiff JPMorgan Chase Bank, N.A. (“Chase”) and Defendant Stephen Decairos Budd (“Budd”) (collectively, the “Parties”), through their counsel of record, stipulate as follows:

1. On March 9, 2017, Chase filed its complaint in this action, naming Budd as a necessary party.

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1 2. Chase agrees to dismiss Budd without prejudice.

2 3. The Parties agree that Budd, although no longer a party to this case, shall be
3 bound by any declaratory relief granted by the Court and will cooperate in the enforcement of
4 any final declaratory judgment that this Court enters regarding quieting title and declaratory
5 relief as between the remaining Defendants, Chase, and any other party, relating to their
6 respective interests in property located at 8221 Hollister Avenue, Las Vegas, Nevada 89131,
7 bearing Assessor’s Parcel No. 125-16-414-014 (the “Property”).

8 4. Budd’s cooperation shall include, but is in no way limited to, any actions that
9 may be required to unwind the sale.

10 5. Budd further agrees to respond in any third-party discovery that Chase may
11 propound upon Budd after his dismissal in accordance with the Federal Rules of Civil Procedure
12 as applied to non-parties.

13 Dated this 21st day of December, 2017.

Dated this 21st day of December, 2017.

14 SMITH LARSEN & WIXOM

KOCH & SCOW, LLC

15 /s/ Preston S. Mathews
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ORDER

Based on the above stipulation between Chase and Defendant Budd, and good cause appearing therefore,

IT IS ORDERED that Defendant Stephen Budd (and no other defendant) is dismissed from this litigation with prejudice.

IT IS FURTHER ORDERED that Budd shall be bound by and cooperate in the enforcement of any final declaratory judgment that this Court enters on the claims for quieting title and declaratory relief as between the remaining Defendants, Chase, and any other party, relating to their respective interests in the Property.


UNITED STATES DISTRICT JUDGE

DATE: December 22, 2017