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6 *Attorneys for Plaintiff Wells Fargo Bank, N.A.*

7  
8 **UNITED STATES DISTRICT COURT**  
9 **DISTRICT OF NEVADA**

11 WELLS FARGO BANK, N.A.; a national  
12 banking association

13 Plaintiffs,

14 vs.

15 SATICOY BAY LLC, SERIES 1304  
KINGDOM, a Nevada limited-liability  
16 company; CASTLEGATE HOMEOWNERS  
ASSOCIATION, a Nevada non-profit  
17 corporation; LEACH JOHNSON SONG &  
GRUCHOW, LTD., a Nevada limited-liability  
18 company;

19 Defendants.

Case No. 2:17-cv-01510-RFB-NJK

**STIPULATION AND ORDER FOR  
DISMISSAL WITHOUT PREJUDICE  
OF LEACH JOHNSON SONG &  
GRUCHOW, LTD.**

22 Plaintiff Wells Fargo Bank, N.A. (“Wells Fargo”) and Defendant Leach Johnson Song &  
23 Gruchow, Ltd. (“LJS&G,” and together with Wells Fargo, the “Parties”), by and through their  
24 undersigned counsel of record, hereby stipulate and agree as follows:

25 WHEREAS, the above-captioned action concerns an NRS 116 foreclosure sale  
26 involving that real property in Clark County, Nevada with APN 163-04-513-004, commonly  
27 known as 1304 Kingdom Street, Las Vegas, NV 89117 (the “Property”);  
28

1 WHEREAS, Wells Fargo filed its Complaint on May 26, 2017, alleging several causes of  
2 action against LJS&G; and

3 WHEREAS, LJS&G disclaims any interest in the property.

4 NOW, THEREFORE, IT IS HEREBY STIPULATED AND AGREED that:

5 1. The Complaint is dismissed without prejudice as to LJS&G only, with each party to  
6 bear their own fees/costs.

7 2. LJS&G shall be bound by any non-monetary final order, judgment or decree as to the  
8 disposition of the Property and the validity of the NRS 116 foreclosure sale of the Property.

9 3. Any statute of limitations for the causes of action asserted against LJS&G in the  
10 Complaint shall be tolled from the date this Stipulation is signed by the parties until the litigation  
11 is fully and finally concluded.

12 4. Within thirty (30) days after entry of this Stipulation and Order, LJS&G shall produce  
13 to Wells Fargo's attorneys of record any documents relevant to the above-captioned litigation  
14 along with a Certificate of Custodian of Records.

15 5. Upon request by Wells Fargo, LJS&G shall produce, to Wells Fargo's attorneys of record,  
16 a knowledgeable witness for deposition regarding the facts and circumstances in this case. Wells  
17 Fargo shall give LJS&G 30 days' notice of the deposition and coordinate the time, date and  
18 location with LJS&G. LJS&G will also produce a similar witness for trial, if necessary.

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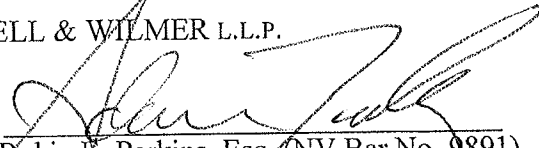
Wherefore, the undersigned request this Court enter an Order granting the above stipulation.

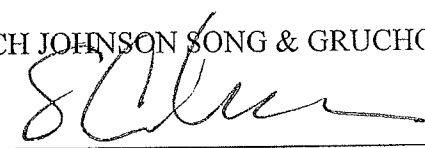
Dated: August 29, 2017.

Dated: August 29, 2017.

SNELL & WILMER L.L.P.

LEACH JOHNSON SONG & GRUCHOW

By:   
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*Defendant*

*Attorneys for Plaintiff Wells Fargo Bank,  
N.A.*

**ORDER**

**IT IS SO ORDERED.**



RICHARD F. BOULWARE, II  
United States District Judge

DATED this 30th day of August, 2017.

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CERTIFICATE OF SERVICE

I hereby certify that on August 29, 2017, I electronically transmitted the foregoing **STIPULATION AND ORDER FOR DISMISSAL WITHOUT PREJUDICE OF LEACH JOHNSON SONG & GRUCHOW, LTD.** to the Clerk's Office using the CM/ECF System for filing and transmittal of a Notice of Electronic Filing to all counsel in this matter; all counsel being registered to receive Electronic Filing.

DATED this 29 day of August, 2017.

  
An employee of SNELL & WILMER L.L.P.