WRIGHT, FINLAY & ZAK, LLP Christopher A.J. Swift, Esq. Nevada Bar No. 11291 2 Robert A. Riether, Esq. 3 Nevada Bar No. 12076 7785 W. Sahara Ave, Suite 200 4 Las Vegas, Nevada 89117 (702) 475-7967; Fax: (702) 946-1345 5 rriether@wrightlegal.net 6 Attorneys for Plaintiff, DLJ Mortgage Capital, Inc. 7 UNITED STATES DISTRICT COURT DISTRICT OF NEVADA 8 9 DLJ MORTGAGE CAPITAL, INC. a foreign Case No.: 2:17-cv-02338-JCM-GWF corporation, 10 STIPULATION AND ORDER TO Plaintiff, 11 **DISMISS SFR INVESTMENTS POOL 1,** VS. LLC WITH PREJUDICE 12 SFR INVESTMENTS POOL 1, LLC, a Nevada 13 Limited Liability Company; and LIBERTY AT MAYFIELD COMMUNITY ASSOCIATION, 14 a Nevada Corporation; DOE INDIVIDUALS I-15 X, inclusive, and ROE CORPORATIONS, XI-XX, inclusive, 16 Defendants. 17 18 Pursuant to Fed. R. Civ. P. 41(a) and LR IA 6-2, Plaintiff, DLJ Mortgage Capital, Inc. 19 ("Plaintiff") and Defendant, SFR Investments Pool 1, LLC ("SFR") (collectively the "Parties"), 20 21 by and through their respective undersigned counsel of record, hereby stipulate to and agree, as 22 follows: 23 1. This action concerns title to real property commonly known as 4137 Brassy Boots 24 Court, Las Vegas, Nevada 89129 ("Property") following a homeowner's association 25 foreclosure sale conducted on September 16, 2013, with respect to the Property. 26 27 2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust 28 recorded against the Property in the Official Records of Clark County, Nevada as

Instrument Number 20080501-0003576 ("Deed of Trust"), and in particular, whether the Deed of Trust continues to encumber the Property.

- 3. This Stipulation and Order is the result of a compromise resolution of this action and shall not constitute or be construed as an admission of the facts or legal conclusions at issue in this action, or an admission as to the validity of the allegations in future actions.
- 4. With respect to this dispute, the Parties have entered into a confidential settlement agreement pursuant to which Plaintiff shall record a reconveyance of the Deed of Trust in the real property records of Clark County, Nevada.
- 5. Plaintiff expressly reserves all rights and interests in the loan secured by the Deed of Trust, as well as its claims against Ellen Stephanie Chayra, including but not limited, any actions to seek a deficiency judgment.
- 6. The Parties have resolved all of their claims and disputes, and stipulate and agree to the dismissal of all claims among them with prejudice, with each party to bear its own costs and attorneys' fees.

1	7. The Parties further stipulate and agree that a copy of this Stipulation and Order may	
2	be recorded with the Clark County Recorder.	
3	IT IS SO STIPULATED.	
4	DATED this 25th day of September, 2018.	DATED this 25th day of September, 2018.
5		
6	WRIGHT FINLAY & ZAK, LLP	KIM GILBERT EBRON
7	/s/Robert A. Riether, Esq	/s/ Jacqueline A. Gilbert, Esq
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12	Сариа, тс.	LLC
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16		Case No.: 2:17-cv-02338-JCM-GWF
17		<u>ORDER</u>
18	IT IS SO ORDERED	
19	September 27, 2018	
20	Dated:	
21		Xellus C. Mahan
22		UNITED STATES DISTRICT JUDGE
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