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7 Attorneys for Bank of America, N.A.

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

11 BANK OF AMERICA, N.A.  
12  
13 Plaintiff,  
14 vs.  
15 NORTH TRUCKEE TOWNHOMES  
HOMEOWNERS ASSOCIATION; and E.  
16 ALAN TIRAS,  
17  
18 Defendants.

Case No. 3:16-cv-00135-MMD-CBC

**STIPULATION AND ORDER OF FINAL  
JUDGMENT AND QUIET TITLE**

18 Plaintiff Bank of America, N.A. (**BANA**) and defendant North Truckee Townhomes  
19 Homeowners Association (**North Truckee**), through their counsel of record, stipulate as follows:

20 1. This matter relates to real property located 3168 North Truckee Lane, Sparks, Nevada  
21 89434, APN 036-520-19 (the **Property**). The Property is more specifically described as:

22 **PARCEL 1:**

23 Lot 19 in Block D of North Truckee Townhomes, a Townhouse Development, according to  
the map thereof, filed in the office of the County Recorder of the County of Washoe County,  
24 State of Nevada, on October 29, 1984.

25 **PARCEL 2:**

26 The rights and easements contained in the Declaration of Covenants, Conditions and  
Restrictions for North Truckee Townhomes, a Townhouse Development, filed in the office of  
the County Recorder of Washoe County, State of Nevada, on October 30, 1984, as Document  
27 No. 959516.  
28

1           2.       BANA is the beneficiary of record of a Deed of Trust that encumbers the Property and  
2 was recorded on November 20, 2009, as Document Number 3823205, in the Official Records of  
3 Washoe County, Nevada (the **Deed of Trust**).

4           3.       On December 14, 2011, North Truckee recorded a Foreclosure Deed as Document  
5 Number 4066617 in the Official Records of Washoe County, Nevada (the **HOA Foreclosure Deed**),  
6 reflecting that North Truckee purchased the Property at North Truckee's foreclosure sale of the  
7 Property conducted on December 5, 2011 (the **HOA Sale**). North Truckee has not transferred its  
8 interest in the Property and is still the title holder of record.

9           4.       On March 8, 2016 BANA initiated a quiet title action against North Truckee and E.  
10 Alan Tiras in the United States District Court, District of Nevada, Case No. 3:16-cv-00135 (the  
11 **Quiet Title Action**).

12           5.       BANA and North Truckee have entered a confidential settlement agreement in which  
13 they have settled all claims between them in this case.

14           6.       Among other things, North Truckee has transferred any and all interest it acquired as a  
15 result of the HOA Sale and HOA Foreclosure Deed to BANA, as reflected by the quit-claim deed  
16 attached hereto as Exhibit A.

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1           7.       Among other things, the parties agree title to the Property is quieted in BANA's favor.  
2 North Truckee disclaims all right, title, or interest in the Property as a result of the HOA Sale and  
3 HOA Foreclosure Deed.

4           8.       The title to the real property located 3168 North Truckee Lane, Sparks, Nevada 89434, APN  
5 036-520-19 (the **Property**) is quieted in favor of BANA.

6           9.       All claims in this case are dismissed with prejudice, each side to bear its own attorney fees  
7 and costs.

8  
9 Dated this 4<sup>th</sup> day of March, 2019.

Dated this 4<sup>th</sup> day of March, 2019.

10 **AKERMAN LLP**

**TYSON & MENDES, LLP**

11 /s/ William S. Habdas  
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/s/ Thomas E. McGrath  
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Townhomes Homeowners Association

18 **IT IS SO ORDERED.**



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20 \_\_\_\_\_  
21 **UNITED STATES DISTRICT COURT JUDGE**

22 DATED: March 4, 2019  
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