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11 *Attorneys for Plaintiff Christiana Trust, a Division of Wilmington Savings Fund Society, FSB,*
 12 *Not in its Individual Capacity But as Trustee of ARLP Trust 3*

13 **UNITED STATES DISTRICT COURT**
 14 **FOR THE DISTRICT OF NEVADA**

15 CHRISTIANA TRUST, A DIVISION OF
 16 WILMINGTON SAVINGS FUND SOCIETY,
 17 FSB, NOT IN ITS INDIVIDUAL CAPACITY
 18 BUT AS TRUSTEE OF ARLP TRUST 3, a
 19 national bank,

20 Plaintiff,

21 vs.

22 THUNDER PROPERTIES, INC., a Nevada
 23 corporation; THE CLARKSON LAW
 24 GROUP, P.C., a Nevada professional
 25 corporation; FALLEN LEAF
 26 HOMEOWNERS ASSOCIATION, a Nevada
 27 corporation; PAUL E. MORDEN, an
 28 individual; CHERYL L. MORDEN, an
 individual; DOES 1 through 10, inclusive, and
 ROES 1 through 10, inclusive.

Defendants.

Case No.: 3:17-cv-00089-RCJ-VPC

**STIPULATION AND ORDER TO
 DISMISS DEFENDANTS THUNDER
 PROPERTIES, INC. AND FALLEN
 LEAF HOMEOWNERS ASSOCIATION**

Plaintiff CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND
 SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP
 TRUST 3, MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2005-27 (hereinafter
 “Plaintiff”), by and through its attorney of record J. Stephen Dolembro, Esq. of Zieve Brodnax &
 Steele, LLP, Defendant THUNDER PROPERTIES, INC., by and through its attorney of record

1 Timothy E. Rhoda, Esq. of Roger P. Croteau & Associates, Ltd., and Defendant FALLEN LEAF
2 HOMEOWNERS ASSOCIATION, by and through its attorney of record Margaret Schmidt, Esq.
3 of Tyson & Mendes LLP, hereby stipulate and agree as follows:

4 IT IS HEREBY STIPULATED AND AGREED that Defendant Thunder Properties, Inc.
5 is hereby dismissed WITH PREJUDICE, each party to bear its own fees and costs.

6 IT IS HEREBY STIPULATED AND AGREED that Defendant Fallen Leaf Homeowners
7 Association is hereby dismissed WITH PREJUDICE, each party to bear its own fees and costs.

8 IT IS HEREBY STIPULATED AND AGREED that Defendants other than Thunder
9 Properties, Inc. and Fallen Leaf Homeowners Association have been previously dismissed from
10 this action and the Plaintiff's claims herein have been fully and finally resolved.

11 IT IS SO STIPULATED AND AGREED.

12 Dated this 6th day of June, 2018.

13 ZIEVE BRODNAX & STEELE, LLP

ROGER P. CROTEAU & ASSOCIATIES,
LTD.

14
15 /s/J. Stephen Dolembro, Esq. _____
16 J. Stephen Dolembro, Esq.
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19 Las Vegas, NV 89148
20 *Attorneys for Plaintiff Christiana Trust, a
Division of Wilmington Savings Fund Society,
FSB, Not in its Individual Capacity But as
Trustee of ARLP Trust 3*

15 /s/Timothy E. Rhoda, Esq. _____
16 Timothy E. Rhoda, Esq.
17 Nevada Bar No. 7878
18 9120 West Post Road, Suite 100
19 Las Vegas, Nevada 89148
20 *Attorneys for Defendant Thunder Properties,
Inc.*

21 TYSON & MENDES LLP

22
23 /s/Margaret E. Schmidt, Esq. _____
24 Margaret E. Schmidt, Esq.
25 Nevada Bar No. 12489
26 3960 Howard Hughes Pkwy., Suite 600
27 Las Vegas, Nevada 89169
28 *Attorneys for Defendant Fallen Leaf
Homeowners Association*

ORDER OF DISMISSAL

On this day the court considered the joint stipulation of dismissal submitted by Plaintiff Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity But as Trustee of ARLP Trust 3 (“Christiana Trust”), Defendant Thunder Properties, Inc., and Defendant Fallen Leaf Homeowners Association, and found that the parties' request has merit and should be **GRANTED**. It is therefore,

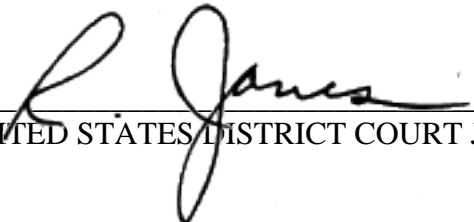
ORDERED, ADJUDGED, and DECREED all claims asserted by the parties, or that could have been asserted by the parties in this case are hereby dismissed with prejudice.

All costs are to be borne by the party incurring same.

It is the intent of this court that this final judgment disposes of all claims against all parties in the above-styled and -numbered cause and this judgment be, and is, final for all purposes, including, but not limited to, appeal.

IT IS SO ORDERED.

Dated this 15 day of June, 2018.


UNITED STATES DISTRICT COURT JUDGE

Respectfully submitted:

ZIEVE, BRODNAX & STEELE, LLP

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