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

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11 SPHERE, LLC, a California limited liability
 12 company,

Case No.: 3:23-cv-00176-MMD-CLB

13 Plaintiff,

14 vs.

**STIPULATION AND [PROPOSED]
 ORDER TO DISMISS ALL CLAIMS
 AGAINST DEFENDANT PAWNEE
 LEASING CORPORATION AND TO
 RELEASE LIS PENDENS**

15 PAWNEE LEASING CORPORATION, a
 foreign corporation; DONALD CLARK, an
 individual; DOES I through X; and ROE
 16 BUSINESS ENTITIES XI through XX,

17 Defendants.

18 Plaintiff SPHERE, LLC (“Plaintiff”), by and through its attorneys of record, the Fidelity
 19 National Law Group, and Defendant PAWNEE LEASING CORPORATION (“Pawnee”), by
 20 and through its attorneys of record, Dubowsky Law Office, Chtd., hereby stipulate and agree as
 21 follows:

22 **WHEREAS:**

23 1. This action involves the real property commonly known as 5444 Spanish Moss
 24 Court, Sparks, Nevada 89436, Washoe County, Nevada, Assessor’s Parcel No.: 518-643-13
 25 (the “Property”).

26 2. On April 26, 2023, Sphere commenced this action with the filing of a Complaint
 27 against Pawnee and Defendant Donald Clark.

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1 3. On the same day, Plaintiff filed a Notice of Lis Pendens regarding the Property
2 and caused it to be recorded as Document No. 5375703 of the Official Records of Washoe
3 County, Nevada.

4 4. With respect to Pawnee, the Complaint states claims for declaratory judgment
5 and/or quiet title (collectively referred to herein as, the “Claims Against Pawnee”).

6 5. On December 4, 2023, Pawnee filed an Answer to the Complaint.

7 **WHEREFORE,**

8 **IT IS HEREBY STIPULATED AND AGREED** that all of the Claims Against
9 Pawnee shall be dismissed *with* prejudice.

10 **IT IS FURTHER STIPULATED AND AGREED** that Plaintiff and Pawnee shall each
11 bear its own attorney’s fees and costs associated with the prosecution and defense of the Claims
12 Against Pawnee.

13 **IT IS FURTHER STIPULATED AND AGREED** that Plaintiff’s Notice of Lis
14 Pendens is hereby released as to the Property.

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