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Assessor's Parcel Number: 1318-25-111-003

Recording Requested By:

Name: Chelsea Crowton

Address: 5532 S. Fort Apache Rd. #110

City/State/Zip Las Vegas, NV 89148

Real Property Transfer Tax:

Doc Number: **0813918**

12/04/2012 01:52 PM

OFFICIAL RECORDS

Requested By

NATIONWIDE LEGAL NEVADA

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 1212 Pg: 634



Deputy gb

\$ _____

Stipulation and Order to Release and Expunge his Pendants

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

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2 Robin Prema Wright, Esq.
3 Nevada Bar No. 009296
4 Chelsea Crowton, Esq.
5 Nevada Bar No.11547
6 5532 South Fort Apache Road, Suite 110
7 Las Vegas, NV 89148
8 (702) 475-7964; Fax: (702) 946-1345
9 ccrowton@wrightlegal.net
10 Attorneys for Defendants,
11 Wells Fargo Bank, N.A. and
12 U.S. Bank, N.A., as Trustee for
13 Citigroup Mortgage Pass-Through Certificates Series 2007-AR4

14 UNITED STATES DISTRICT COURT
15 DISTRICT OF NEVADA

16 KEVIN LANE,

Case No.: 3:12-cv-00015-RCJ-VPC

17 Plaintiffs,

18 vs.

19 **STIPULATION AND ORDER TO**
20 **RELEASE AND EXPUNGE LIS**
21 **PENDENS**

22 WELLS FARGO BANK, N.A.; TICOR TITLE
23 OF NEVADA; NATIONAL DEFAULT
24 SERVICING CORPORATION; WELLS
25 FARGO BANK, N.A. FKA WELLS FARGO
26 HOME MORTGAGE, INC. F/K/A NORWEST
27 MORTGAGE, INC.; JULIE A. BUTLER;
28 CITIGROUP MORTGAGE LOAN TRUST
2007-AR4; U.S. BANK NATIONAL
ASSOCIATION TRUSTEE, Dated 2/09/07;
and DOES 1-25 CORPORATIONS, DOES and
ROES 1-25 Individuals, Partnerships, or anyone
claiming any interest to the property described
in the action,

Defendants.

On or about November 23, 2011, the Plaintiff recorded a Lis Pendens as Document
Number 0793127 in the Official Records of Douglas County, Nevada in association with this
action on the subject property at 425 Crestview Drive, Stateline, NV 89449; A.P.N. 1318-25-

1 111-003, legally described as:

2 LOT A, AS SHOWN ON THE MAP OF KINGSBURY PALISADES, FILED IN THE
3 OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
4 SEPTEMBER 18, 1962, AS DOCUMENT NO. 20864.

5 In its Order filed on October 8, 2012 as Docket No. 45, the Court granted the Defendants,
6 Wells Fargo Bank, N.A. and U.S. Bank, N.A., as Trustee for Citigroup Mortgage Pass-Through
7 Certificates Series 2007-AR4's (hereinafter referred to as "Defendants"), Motion for Summary
8 Judgment filed on August 17, 2012 as Docket No. 41, and the Defendants' Motion to Set Aside
9 the Default as to U.S. Bank, N.A., as Trustee for Citigroup Mortgage Pass-Through Certificates
10 Series 2007-AR4 filed on April 25, 2012. Further, the Court denied the Plaintiff's Motion for
11 Default Judgment filed on April 19, 2012 as Docket No 20.

12 Due to Judgment entered in favor of the Defendants, and no appeal filed, the Plaintiff,
13 Kevin Lane, and Defendants, Wells Fargo Bank, N.A. and U.S. Bank, N.A., as Trustee for
14 Citigroup Mortgage Pass-Through Certificates Series 2007-AR4 (hereinafter "Defendants"), by
15 and through their undersigned attorneys of record, hereby stipulate to the following:

16 **IT IS HEREBY STIPULATED AND AGREED** that any Lis Pendens recorded by the
17 Plaintiff on November 23, 2011 as Document Number 0793127 in the Official Records of
18 Douglas County, Nevada in association with this action on the subject property at 425 Crestview
19 Drive, Stateline, NV 89449; A.P.N. 1318-25-111-003, legally described as:

20 LOT A, AS SHOWN ON THE MAP OF KINGSBURY PALISADES, FILED IN THE
21 OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
22 SEPTEMBER 18, 1962, AS DOCUMENT NO. 20864;

23 is hereby cancelled, and this cancellation shall have the effect of an expungement of it
24 and it shall have from this day forward have no force or effect.

25 **IT IS HEREBY STIPULATED AND AGREED** that each of the Parties are to bear
26 their own attorneys' fees and costs.


27 **IT IS HEREBY STIPULATED AND AGREED** that this case is hereby closed.

28 ///

///

1 **IT IS HEREBY STIPULATED AND AGREED** that pursuant to N.R.S. 14.015(5),
2 Plaintiff shall record a copy of this Order (or other appropriate notice) canceling the Notices of
3 Pendency of Action or Lis Pendens, with the Douglas County Recorder's Office within five
4 business days of its entry, and if there is a failure to do so, any party may record a copy of this
5 Order.

6 DATED this 13th day of November, 2012.
7 **WRIGHT FINLAY & ZAK, LLP**

8 
9 Chelsea Crowton, Esq.
10 Nevada Bar No.11547
11 5532 South Fort Apache Road, Suite 110
12 Las Vegas, NV 89148
13 *Attorney for Defendants,*
14 *Wells Fargo Bank, N.A. and*
15 *U.S. Bank, N.A., as Trustee for*
16 *Citigroup Mortgage Pass-Through Certificates Series 2007-AR4*

17 DATED this 13th day of November, 2012.
18 **LAW OFFICE OF RICK LAWTON**

19 /s/ Rick Lawton, Esq.
20 Rick Lawton, Esq.
21 Nevada Bar No. 00694
22 1460 Hwy 95A, North #1
23 Fernley, NV 89408
24 *Attorney for the Plaintiff*

25 **ORDER**

26 Pursuant to the above stipulation of the parties:

27 **IT IS ORDERED, ADJUDGED, AND DECREED** that any Lis Pendens recorded by
28 the Plaintiff on November 23, 2011 as Document Number 0793127 in the Official Records of
Douglas County, Nevada in association with this action on the subject property at 425 Crestview

///

1 Drive, Stateline, NV 89449; A.P.N. 1318-25-111-003, legally described as:

2 LOT A, AS SHOWN ON THE MAP OF KINGSBURY PALISADES, FILED IN THE
3 OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
4 SEPTEMBER 18, 1962, AS DOCUMENT NO. 20864;

5 is hereby cancelled, and this cancellation shall have the effect of an expungement of it
6 and it shall have from this day forward have no force or effect.

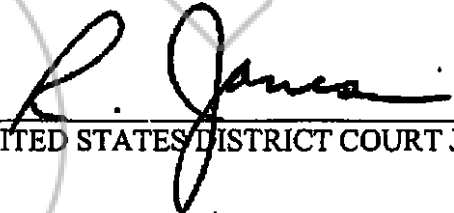
7 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that each of the Parties
8 are to bear their own attorneys' fees and costs.

9 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that this case is hereby
10 closed.


11 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that pursuant to N.R.S.
12 14.015(5), the Plaintiff shall record a copy of the Order canceling the Notices of Pendency of
13 Action or Lis Pendens, with the Douglas County Recorder's Office within five business days of
14 its entry, and if there is a failure to do so, any party may record a copy of this Order.

15 **IT IS SO ORDERED.**

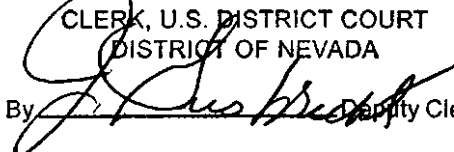
16 Dated: November 28, 2012

17 
18 UNITED STATES DISTRICT COURT JUDGE

19 RESPECTFULLY SUBMITTED BY:
20 WRIGHT FINLAY & ZAK, LLP

21 
22 Chelsea Crowton, Esq.
23 Nevada Bar No. 11547
24 5532 South Fort Apache Road, Suite 110
25 Las Vegas, NV 89148
26 Attorney for Defendants,
27 Wells Fargo Bank, N.A. and
28 U.S. Bank, N.A., as Trustee for
Citigroup Mortgage Pass-Through Certificates Series 2006-1B4

I hereby attest and certify on 11/30/12
that the foregoing document is a full, true
and correct copy of the original on file in my
legal custody.

CLERK, U.S. DISTRICT COURT
DISTRICT OF NEVADA
By  Deputy Clerk

