

APN# 1319-19-212-016

Recording Requested by:

Name: Robert A. Dotson; Laxalt & Nomura

Address: 9600 Gateway Drive

City/State/Zip: Reno, NV 89521

When Recorded Mail to:

Name: Same

Address: _____

City/State/Zip: _____

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____

DOUGLAS COUNTY, NV **2015-861392**

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Total:\$18.00

LAXALT & NOMURA, LTD.

05/04/2015 10:27 AM

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KAREN ELLISON, RECORDER

E03

(for Recorder's use only)

Stipulation to Amend Order to Set Aside and Rescind Foreclosure Sale,
Expunge Recorded Documents, Quiet Title, and For Dismissal of Action

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Attorney

Title

Robert A. Dotson

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

RECEIVED

APR 17 2015

Douglas County
District Court Clerk

FILED

2015 APR 21 PM 4:12

BOBBIE R. WILLIAMS
CLERK

BY D. GOELZ DEPUTY

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Nevada State Bar No. 5285
2 rdotson@laxalt-nomura.com
RYAN W. LEARY
3 Nevada State Bar No. 11630
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4 LAXALT & NOMURA, LTD.
9600 Gateway Drive
5 Reno, Nevada 89521
6 Tel: (775) 322-1170
7 Fax: (775) 322-1865
Attorneys for Plaintiffs

8 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

9 **IN AND FOR THE COUNTY OF DOUGLAS**

10 TOMASZ KOZUBOWSKI and ANNA
11 PANORSKA, individually and as husband and
12 wife,

13 Plaintiffs,

14 vs.

15 SUMMIT VILLAGE, INC., a Nevada
corporation, DANIEL LOGAN and DEBRA
16 LOGAN, individually and as husband and wife,
and JOHN DOES I - X, inclusive,

17 Defendants.

Case No.: 15-CV-0031

Dept. No.: I

**STIPULATION TO AMEND ORDER
TO SET ASIDE AND RESCIND
FORECLOSURE SALE, EXPUNGE
RECORDED DOCUMENTS, QUIET
TITLE, AND FOR DISMISSAL OF
ACTION**

18 Plaintiffs TOMASZ KOZUBOWSKI and ANNA PANORSKA, and Defendants
19 DANIEL LOGAN, DEBRA LOGAN, and SUMMIT VILLAGE, INC., by and through their
20 respective undersigned counsel, hereby stipulate and agree as follows:

21 On March 16 and 17, 2015, the parties entered into a Stipulation to Set Aside and
22 Rescind Foreclosure Sale, Expunge Recorded Documents, Quiet Title and For Dismissal of
23 Action.

24 On March 20, 2015, the Court entered said Stipulation and Order to Set Aside and
25 Rescind Foreclosure Sale, Expunge Recorded Documents, Quiet Title and For Dismissal of
26 Action.

27 There were two typographical errors in that Order, relating to the Douglas County
28 Recorder's Document Numbers for certain recorded documents. The March 20, 2015

1 Stipulation and Order identifies the Notice of Pendency of Action (recorded February 9, 2015)
2 as Document No. 2015-85661. That Document Number should be 2015-856611. The March
3 20, 2015 Stipulation and Order further identifies the Notice of Homeowners Association Sale
4 (recorded October 8, 2014) as Document No. 2014-85052. That Document Number should be
5 2014-850520.

6 The parties now wish to enter into this Stipulation to amend the March 20, 2015 Order,
7 correcting those Document Numbers, which will allow the intended result of the Order, the
8 Douglas County Recorder to expunge and remove the following documents:

- 9 1. Notice of Pendency of Action (recorded February 9, 2015 as Document No.
10 2015-856611);
- 11 2. Deed in Foreclosure of Assessment Lien (recorded December 29, 2014 as
12 Document No. 2014-854941);
- 13 3. Notice of Homeowners Association Sale (recorded October 8, 2014 as Document
14 No. 2014-850520);
- 15 4. Notice of Default and Election to Sell (recorded June 19, 2014 as Document No.
16 844683); and
- 17 5. Notice of Delinquent Assessment and Claim of Lien Homeowners Association
18 (recorded March 24, 2014 as Document No. 0839936).

19 All of the above-listed documents specifically relate to the property located at 749 Gary Lane A
20 in Douglas County, Nevada, APN 1319-19-212-016.

21 The parties further agree to take any other action necessary to facilitate the intent of the
22 agreement to rescind and vacate the foreclosure.

23 ///

24 ///

25 ///

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28 ///

Affirmation Pursuant to NRS 239B.030

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED this 15 day of April, 2015.

LAXALT & NOMURA, LTD.



ROBERT A. DOTSON

Nevada State Bar No. 5285

RYAN W. LEARY

Nevada State Bar No. 11630

9600 Gateway Drive

Reno, Nevada 89521

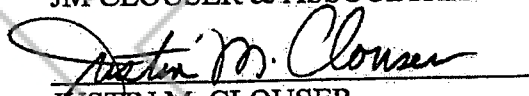
Tel: (775) 322-1170

Fax: (775) 322-1865

Attorneys for Plaintiffs

DATED this 16th day of April, 2015.

JM CLOUSER & ASSOCIATES



JUSTIN M. CLOUSER

1669 Lucerne St Ste A-3

Minden, NV 89423

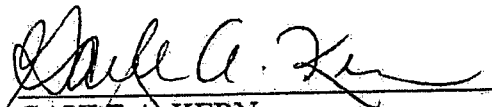
Tel: (775) 782-2888

Fax: (775) 782-2333

Attorney for Debra Logan and Daniel Logan

DATED this 15th day of April, 2015.

KERN & ASSOCIATES, LTD.



GAYLE A. KERN

Nevada State Bar No. 1620

5421 Kietzke Ln #200

Reno, NV 89511

Tel: (775) 324-5930

Fax: (775) 324-6173

Attorney for Summit Village, Inc.

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AMENDED ORDER

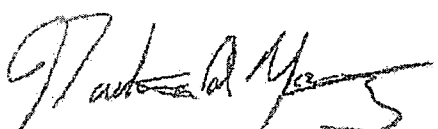
The Court having reviewed the relevant papers and pleadings on file herein and based upon the stipulation of the parties, with good cause appearing, it is hereby **ORDERED** that the foreclosure sale that occurred on December 4, 2014, for the property located at 749 Gary Lane A in Douglas County, Nevada, APN 1319-19-212-016, is set aside and rescinded. Full and complete title to the property shall be vested as it was prior to the rescinded foreclosure, vested in favor of TOMASZ KOZUBOWSKI and ANNA PANORSKA as husband and wife as if the foreclosure sale never occurred.

It is further **ORDERED** that the Douglas County Recorder shall expunge and remove from its records the Notice of Pendency of Action (recorded February 9, 2015 as Document No. 2015-856611), the Deed in Foreclosure of Assessment Lien (recorded December 29, 2014 as Document No. 2014-854941), the Notice of Homeowners Association Sale (recorded October 8, 2014 as Document No. 2014-850520), the Notice of Default and Election to Sell (recorded June 19, 2014 as Document No. 844683), and the Notice of Delinquent Assessment and Claim of Lien Homeowners Association (recorded March 24, 2014 as Document No. 0839936), all of which specifically relate to the property located at 749 Gary Lane A in Douglas County, Nevada, APN 1319-19-212-016.

It is finally **ORDERED** that this action is dismissed with each party to bear its own fees and costs.

IT IS SO ORDERED.

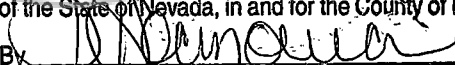
DATED this 21 day of April, 2015.



DISTRICT COURT JUDGE

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE April 28, 2015
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-19-212-016
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #3
- b. Explain Reason for Exemption: _____
 A transfer of title recognizing the true status of ownership of the real property

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature *[Signature]* Capacity Attorney
 Signature *[Signature]* Capacity Attorney

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Daniel and Deborah Logan
 Address: 1158 Foothill Rd
 City: Gardnerville
 State: NV Zip: 89460

(REQUIRED)
 Print Name: Tomasz Kozubowski and Anna Panorska
 Address: 1695 S. Arlington Ave.
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Laxalt & Nomura Escrow # _____
 Address: 9600 Gateway Drive
 City: Reno State: NV Zip: 89521