

DOUGLAS COUNTY, NV

2023-993276

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ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

APN: 1319-11-002-011

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Attn: Richard J. McGuffin, Esq.
P.O. Box 3390
Lake Tahoe, NV 89449-3390

Pursuant to NRS 239B.030(4), I affirm that the
Instrument contained below (or attached hereto)
does not contain the social security number of
person

ORDER GRANTING STIPULATION TO DISMISS AND TO RELEASE LIS PENDENS

1 CASE NO.: 2020-CV-00084

RECEIVED

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Douglas County
Clerk's Office

BOB DEAN WILLIAMS
CLERK

BY *[Signature]* DEPUTY

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

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

8 LAVON C. QUINN,

9 Plaintiff,

10 vs.

11 CHRISTOPHER HJELM; TICOR TITLE OF
12 NEVADA, INC., a Nevada corporation;
13 GREATER NEVADA LLC, a Nevada limited
14 liability company, individually and doing
15 business as GREATER NEVADA
16 MORTGAGE and GREATER NEVADA
17 MORTGAGE SERVICES; and DOES 1-10,
18 inclusive,

19 Defendants.

**ORDER GRANTING STIPULATION
TO DISMISS AND TO RELEASE LIS
PENDENS**

17 AND ALL RELATED MATTERS.

19 This matter came before the Court pursuant to a Stipulation to Dismiss and to Release
20 Lis Pendens ("Stipulation") submitted by Plaintiff/Counter-Defendant LAVON C. QUINN
21 ("Quinn"), by and through her attorneys of record, The Stone Law Firm, PC;
22 Defendant/Counter-Claimant/Cross-Defendant CHRISTOPHER HJELM ("Hjelm"), by and
23 through his attorneys of record, Alling & Jillson, Ltd.; Defendant/Counter-Claimant/Cross-
24 Claimant/Third-Party Plaintiff TICOR TITLE OF NEVADA, INC. ("Ticor"), by and through its
25 attorneys of record, the Fidelity National Law Group; and Defendant/Cross-Defendant
26 GREATER NEVADA LLC, D.B.A. GREATER NEVADA MORTGAGE ("GN") and Third-
27 Party Defendant GREATER NEVADA CREDIT UNION ("GNCU"). The Court, having
28 reviewed the Stipulation, and for good cause shown, finds and orders as follows:

1 **WHEREAS,**

2 1. This action concerns the real property commonly known as 2213 Willowbend
3 Road, Genoa, Nevada 89411, and more particularly described as:

4 LOT 10 AS SHOWN ON THE OFFICIAL MAP OF WILLOWBEND
5 SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY
6 RECORDER ON JULY 8, 1969, AS DOCUMENT NO. 44850, OFFICIAL
7 RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

8 Douglas County, Nevada, Assessor's Parcel No. 1319-11-002-011 (the "Property").

9 2. On or about April 29, 2020, Quinn filed a Civil Complaint ("Complaint")
10 regarding the Property against Hjelm, Ticor and GN. The Complaint states the following
11 claims: (1) breach of contract against Hjelm; (2) fraud against Hjelm; (3) fraud against Ticor;
12 (4) breach of implied contract against Ticor; (5) breach of implied contract against Hjelm; (6)
13 breach of fiduciary duty against Ticor; (7) constructive fraud against Ticor; (8) unjust
14 enrichment against Hjelm; (9) civil conspiracy against Hjelm, Ticor and GN; (10) quiet title
15 against Hjelm; (11) aiding and abetting fraud against GN; and (12) aiding and abetting breach of
16 fiduciary duty against GN (hereinafter collectively referred to as, the "Quinn Claims").

17 3. On or about October 7, 2020, Quinn caused a Notice of Pendency of Action (Lis
18 Pendens) to be recorded against the Property as Document No. 2020-954014 of the Official
19 Records of Douglas County, Nevada.

20 4. On or about June 2, 2020, Hjelm filed an Answer and Verified Counterclaim
21 against Quinn, and on or about April 8, 2022, Hjelm filed a First Amended Answer and Verified
22 Counterclaim ("Counterclaim") against Quinn. The Counterclaim states claims against Quinn
23 for (1) breach of contract; (2) breach of the implied covenant of good faith and fair dealing; (3)
24 fraud; (4) declaratory relief; (5) quiet title; and (6) partition (hereinafter collectively referred to
25 as, the "Hjelm Claims").

26 5. On or about September 10, 2020, Ticor filed an Answer to Civil Complaint,
27 Counterclaim, Crossclaim and Third-Party Complaint which states the following claims against
28 Quinn, Hjelm, GN and GNCU: (1) interpleader; and (2) declaratory relief (hereinafter
collectively referred to as, the "Ticor Claims").

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WHEREFORE,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Stipulation is granted in its entirety.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of the Quinn Claims and the Ticor Claims are dismissed *with* prejudice.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of the Hjelm Claims, with the exception of the partition claim, are dismissed *with* prejudice.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Hjelm's claim for partition is dismissed *without* prejudice.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of the parties shall bear their own attorney's fees and costs associated with this action.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Quinn's Notice of Pendency of Action (Lis Pendens), filed in this action and recorded on October 7, 2020, as Document No. 2020-954014 of the Official Records of Douglas County, Nevada, is hereby released as to the Property.

IT IS SO ORDERED.

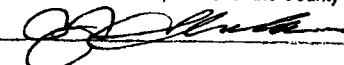
DATED this 5 day of January, 2023.


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 January 19, 2023
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas.

By  Deputy