

1 **ORDER**

2
3 **DISTRICT COURT**
4 **CLARK COUNTY, NEVADA**

6 JAMES FINE,
7 Plaintiff,

8 vs.

9 DANIEL FINE, et al.,
10 Defendants.

Case No.: A-17-765162-C
Dept. No.: II

Date: February 5, 2019
Time: 9:00 a.m.

JUDGMENT FOR PLAINTIFF

11
12 The Court hereby enters Judgment in favor of Plaintiff, Lisa Fox Fine ("Lisa"), as
13 successor in interest to, and daughter to, James R. Fine ("James"), and against Defendants'
14 Daniel Fine and Gaye Fine ("Dan and Gaye"), on Plaintiff's claims for Breach of Contract
15 and Declaratory Relief, to the extent discussed below. Further, the Court hereby enters
16 Judgment in favor of Defendants' Daniel Fine and Gaye Fine, and against Plaintiff, Lisa Fox
17 Fine, as successor in interest for James R. Fine, on the claim of Fraud.

18 **FINDINGS OF FACT**

19 On March 10, 2005, KB Homes Nevada, Inc., executed a Grant Bargain Sale Deed in
20 favor of James for property located at 5704 Native Sunflower Street, North Las Vegas,
21 Nevada 89013 and more particularly described as Lot 49 of Paseo Ridge, Unit 1, as shown by
22 map thereof on file in Book 116, page 1, in the Office of County Recorder of Clark County,
23 Nevada (hereinafter the "Property"). James purchased the subject property in his name, and
24 provided \$100,000.00 as a down payment and financed the balance through Bank of America,
25 or its predecessor in interest (hereinafter the "Bank").

26 On July 24, 2006, James granted a Quitclaim Deed to Gaye and Dan and Gaye for the
27 Property. He entered into an oral agreement ("Agreement") with Gaye and Daniel that they
28 would not record the Quitclaim Deed until they paid James or his estate what he had

<input type="checkbox"/> Jury	<input type="checkbox"/> Disposed After Trial Start
<input type="checkbox"/> Non-Jury	<input type="checkbox"/> Judgment Reached
<input type="checkbox"/> Disposed After Trial Start	<input type="checkbox"/> Other -
<input checked="" type="checkbox"/> Non-Jury	<input type="checkbox"/> Transferred before Trial