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BEFORE THE REAL ESTATE COMMISSION STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA,

Petitioner,

VS.

STEPHEN BAXTER,

Respondent.

Case No. 2017-2356



APR 18 2019



DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, March 26, 2019, at the Nevada State Business Center, 3300 W. Sahara Avenue, Las Vegas, Nevada 89102. Respondent Megan Barry ("Respondent") appeared through counsel, Charles Gianelloni, Esq., and Paul E. Larson, Esq., of Snell & Willmer. Dennis L. Belcourt, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

This matter submitted for decision based upon the allegations of the Complaint and evidence received, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACTS

- 1. At all times relevant to this Complaint, RESPONDENT has not been licensed by the Division as a Real Estate Broker, Real Estate Broker-Salesperson, or a Real Estate Salesperson.
- 2. RESPONDENT is a manager of Hub Holdings Vegas, LLC ("HUB"), a Nevada limited liability company, along with Megan Barry ("BARRY").
- 3. Neither HUB nor RESPONDENT is licensed by the Division as a broker, salesperson, or broker-salesperson.
- 4. RESPONDENT and HUB have caused HUB to enter into "Residential Real Estate Purchase Contracts" with numerous owners of real property with the expectation of subsequently assigning the