

FILED

AUG 29 2023

REAL ESTATE COMMISSION

BY Kelly Valadez

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Attorneys for Respondent

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No.: 2022-539

14 Petitioner,

15 vs.

16 CUNG F. TAM, AKA KAREN TAM,

17 Respondent.

ANSWER TO COMPLAINT

20 Respondent CUNG F. TAM, AKA KAREN TAM "Respondent" hereby answer
21 Petitioner's Complaint as follows:

22 1. Answering paragraphs 4, 8, 10, 11, 14, 16, 17, 18, 19, and 20 of Petitioner's
23 Complaint, Respondent DENIES each and every allegation contained therein.

24 2. Answering paragraphs 1, of Petitioner's Complaint, Respondent ADMITS each and
25 every allegation contained therein.

26 3. Answering paragraph 2, 3, 5, 6, 7, 9, 12, 13, and 15, of Petitioner's Complaint,
27 Respondent states that Respondent does not have sufficient knowledge or information upon
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1 which to base a belief as to the truth of the allegation contained therein and therefore Respondent
2 DENIES each and every allegation contained therein.

3 **AFFIRMATIVE DEFENSES**

4 **FIRST AFFIRMATIVE DEFENSE**

5 Petitioner's Complaint fails to state a claim against Respondent upon which relief may be
6 granted.
7

8 **SECOND AFFIRMATIVE DEFENSE**

9 Respondent's disciplinary history mitigates against any proposed disciplinary action.

10 **RESERVATION OF RIGHT TO SUPPLEMENT DEFENSES**

11 Pursuant to Rule 11 of NRCP as amended, all possible affirmative defenses may not have
12 been alleged herein insofar as sufficient facts are not available after reasonable inquiry from the
13 filing of Petitioner's Complaint, and therefore, Respondents reserve their right to amend the
14 Answer to allege additional affirmative defenses, delete or change the same as subsequent
15 investigation warrants.
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WHEREFORE, Respondent prays for relief as follows:

1. That Petitioner takes nothing by her Complaint on file herein;
2. For Attorney's fees and costs of suit; and
3. For such other and further relief as the Court deems just and proper.

DATED this 24th day of August, 2023.

KERR SIMPSON ATTORNEYS AT LAW

/s/ C. Robert Peterson
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CERTIFICATE OF SERVICE

1
2 The undersigned hereby certifies on 24th day of August, 2023, a true and correct copy of
3 the **ANSWER TO COMPLAINT** was served to the following at their last known address(es),
4 e-mail/other electronic means, pursuant to:

5 X **BY E-MAIL AND/OR ELECTRONIC MEANS:** N.R.C.P.
6 5(b)(2)(D) and addresses (s) having consented to electronic service, I
7 via e-mail or other electronic means to the e-mail address(es) of the
8 addressee(s).

9 X **BY MAIL:** N.R.C.P. 5(b), I deposited by first class United States
10 mailing, postage prepaid at Henderson Nevada;

11
12 REAL ESTATE DIVISION
13 STATE OF NEVADA
14 Attn: Legal Administrative Officer
15 3300 W. Sahara Ave. Ste. 350
16 Las Vegas, NV 89102

17 PHIL W. SU
18 Senior Deputy Attorney General
19 555 E. Washington, Ste. 3900
20 Las Vegas, NV 89101

21
22 /s/ Jennifer Hogan
23 An employee of the KERR SIMPSON
24 ATTORNEYS AT LAW
25
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27
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