

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

Case No. 2024-680

Petitioner,

FILED

vs.

APR 30 2026

7 KARINA JETT,
8 (S.0171416.LLC)

REAL ESTATE COMMISSION

BY 

9 Respondent.

10 **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

11 This matter came on for hearing before the REAL ESTATE DIVISION OF THE
12 DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA
13 (“Division”) during a regular agenda on Tuesday, February 10, 2026, (the “Hearing”).
14 RESPONDENT KARINA JETT (hereinafter, “RESPONDENT”) appeared in-person and
15 was represented by her attorneys, Michael C. Van, Esq., and Joshua J. Floth, Esq. Phil W.
16 Su, Esq., Senior Deputy Attorney General with the Nevada Attorney General’s Office,
17 appeared on behalf of the Real Estate Division of the Department of Business and Industry,
18 State of Nevada (the “Division”). The Hearing was originally scheduled for the November
19 4-6, 2025, hearing stack, but was continued upon RESPONDENT’S request.

20 NRED Investigator Shannon Goddard testified on behalf of the Division regarding
21 its investigation of this matter. The parties stipulated to admit both parties’ documents,
22 NRED0001-0323 and KJNRED0001-0166, into evidence. RESPONDENT testified on her
23 own behalf. After hearing testimony and reviewing the documents presented in this matter
24 and for good cause appearing, the Commission now enters its Findings of Fact, Conclusions
25 of Law, and Order as follows:

26 **FINDINGS OF FACT**

27 The Commission, based upon evidence presented during the Hearing, enters a
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1 finding of the following facts:

2 1. At all times relevant, Peter Mikelis (“Peter Sr.”), an 89-year-old Vietnam
3 Veteran, trusted his daughter the RESPONDENT, a real estate agent, to find him a home
4 he could purchase with his VA benefits, and a small down payment.

5 2. Relying on the RESPONDENT’S advice, Peter Sr. purchased 889
6 Lusterview Court, Las Vegas, NV 89123 (the “Property”), a 4-bedroom home, upon an
7 agreement with the RESPONDENT, that he would live in the home, and the
8 RESPONDENT would manage the rental of the other bedrooms, pay the mortgage and
9 expenses, and/or split any profits with him.

10 3. Peter Sr. put a \$15,000 down payment, and a VA loan was taken in his
11 name only, which required the veteran to reside in the home as his primary residence.

12 4. The RESPONDENT later convinced Peter Sr. to add her to the Deed as
13 Joint Tenant with Rights of Survivorship.

14 5. After being locked out of his home for over a year, Peter Sr., at the age of
15 91, filed a civil lawsuit against the RESPONDENT, during the course of which he passed
16 away, and Peter Jr., the Executor of Estate, was substituted as Plaintiff to continue the
17 case for the remaining causes of action: fraud in the inducement, intentional
18 misrepresentation and negligent misrepresentation.

19 6. The Nevada Clark County District Court, in Case No. A-17-763341-C, *Peter*
20 *Mikelis vs. Karina Jett*, in its Decision and Order filed September 15, 2021,¹ found the
21 evidence supported Peter Sr. relied solely on the RESPONDENT’S advice when purchasing
22 the house, and adding her to the deed in order to avoid probate, and determined they were
23 in a confidential relationship, not merely that of parent and child.

24 7. The Court ordered rescission of the Deed adding the RESPONDENT as a
25 Joint Tenant with Rights of Survivorship “as it was procured through fraud.”

27 ¹ The Nevada Court of Appeals issued its Order of Affirmance, Case No. 84032-COA, January
28 30, 2024, upholding the district court’s Decision and Order, and Respondent’s appeal for re-trial was denied.

1 fees in the amount of \$15,676.64. The Amount Due shall be paid to the Division within 90
2 days of the effective date of this Order.

3 2. If the Amount Due is not actually received by the Division on or before its
4 due date, it shall constitute a default by RESPONDENT. In the event of default,
5 RESPONDENT's broker's license and all permits and certificates issued by the Division
6 shall be immediately suspended and the unpaid balance of the administrative fine and
7 costs, together with any attorney's fees and costs that may have been assessed, shall be
8 due in full to the Division within ten calendar days of the date of default, and the Division
9 may obtain a judgment for the amount owed, including collection fees and costs.

10 3. RESPONDENT shall take eighteen (18) hours of continuing education,
11 consisting of at least: three (3) hours ethics, three (3) hours agency, three (3) hours law and
12 legislation, three (3) hours risk reduction, and six (6) hours contracts. This education shall
13 be completed within six (6) months from the date of the Commission's Order Approving
14 Stipulation, must be live education and will not count toward RESPONDENT'S continuing
15 education requirements for license renewal.

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