



1 Realty (hereinafter collectively "you"), have violated Sections  
2 11010 and 11018.2 of the Business and Professions Code of the  
3 State of California (hereinafter "the Code").

4 I

5 You, and each of you, are the owner or subdivider or  
6 agent of the owner or subdivider of subdivided lands as defined  
7 in Section 11000 of the Code.

8 II

9 Said subdivided lands, known as or commonly called  
10 Belfast Tract, also known as Chappius Ranches, (hereinafter "the  
11 Subdivision") constitute a standard subdivision consisting of 25  
12 lots occupying a 1,233-acre portion of the lands shown on the  
13 Map of Belfast Tract recorded September 7, 1922 in Book 1 of  
14 Maps, at Page 68, Official Records, Lassen County, California.  
15 The Subdivision is located at Belfast Road (County Road No. 246)  
16 and Conservation Center Road (County Road No. A275),  
17 approximately eight miles east of Susanville, California, and is  
18 identified in the records of the Department under Subdivision  
19 File Number 034207 SA.

20 III

21 At all times mentioned herein commencing on or about  
22 September 25, 1997 and continuing thereafter until at least  
23 September 21, 2001, you, individually and through your agents,  
24 solicited prospective purchasers, offered for sale and sold lots  
25 in said Subdivision, including but not limited to the lots  
26 offered and sold on or about the dates tabulated below to the  
27 purchasers tabulated below:

	<u>DATE</u>	<u>PURCHASER</u>	<u>LOTS</u>
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2	12/11/00	Gregg and Heather Ethridge	11
3	01/03/01	Chris and Ariella Wilber	21
4	01/22/01	Kim Crites	22
5	03/28/01	Bob and Virginia Ferguson	17
6	07/16/01	Patrick and Janet Bonnett	12
7	09/06/01	Tony E. and Andrea C. Thompson	25

IV

9           You have sold and offered for sale lots in said  
10 Subdivision, without having first filed with the Department of  
11 Real Estate of the State of California (hereinafter "the  
12 Department") a notice of intention and completed questionnaire  
13 as required by Section 11010 of the Code and without having  
14 first obtained a public report as required by Section 11018.2 of  
15 the Code.

16           NOW THEREFORE, YOU, WILLIS E. NELSON, JANE I. NELSON,  
17 SHERRY IONE JONES, and ODETTE SWIFT AND YOUR AGENTS AND  
18 EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from selling  
19 or leasing, offering for sale or lease, soliciting purchasers or  
20 lessees, or negotiating for the sale or lease of lots in said  
21 Subdivision until:

22 ///

23 ///

24 ///

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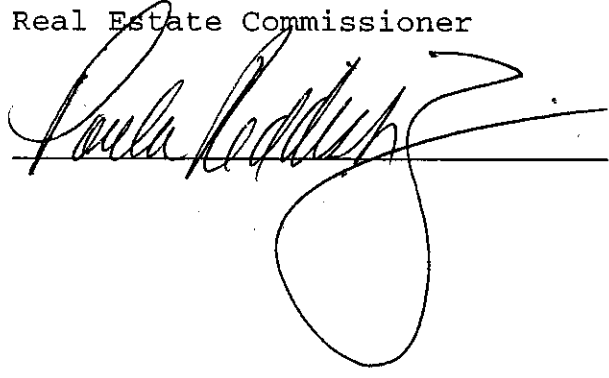
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(a) you have obtained a public report; and  
(b) you submit proof acceptable to the Commissioner demonstrating that you have provided a copy of the public report and a reasonable opportunity for rescission to each person who purchased or contracted to purchase a lot in the subdivision prior to the issuance of the public report.

DATED: *November 1, 2001.*

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner



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cc: WILLIS E. NELSON  
3251 DIABLO TRAIL  
EL DORADO HILLS, CA 95672  
  
JANE I. NELSON  
3251 DIABLO TRAIL  
EL DORADO HILLS, CA 95672  
  
SHERRY IONE JONES  
POST OFFICE BOX 610  
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ODETTE SWIFT  
REALTY WORLD -  
LASSEN LAND REALTY  
706-360 SUNNYSIDE ROAD  
JANESVILLE, CA 96114