

1 Department of Real Estate  
2 P.O. Box 137007  
3 Sacramento, CA 95815-7007

4 Telephone: (916) 576-8700

**FILED**

JUL 18 2019

DEPARTMENT OF REAL ESTATE  
By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of

12 FRAYBA TIPTON,

13 Respondent.)

No. H-6457 SAC

STIPULATION AND  
AGREEMENT TO  
SURRENDER

14 It is hereby stipulated by and between FRAYBA TIPTON (Respondent), and  
15 the Complainant, acting by and through Truly Sughrue, Counsel for the Department of Real  
16 Estate (Department), as follows for the purpose of settling and disposing the First Amended  
17 Accusation filed on May 14, 2019, in this matter:

18 1. All issues which were to be contested and all evidence which was to be  
19 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing  
20 was to be held in accordance with the provisions of the Administrative Procedure Act (APA),  
21 shall instead and in place thereof be submitted solely on the basis of the provisions of this  
22 Stipulation and Agreement to Surrender (Stipulation).

23 2. Respondent has received, read, and understands the Statement to  
24 Respondent, and the Discovery Provisions of the APA filed by the Department in this  
25 proceeding.

26 ///







1 25-June-19  
2 DATED

  
3 TRULY SUGHRUE  
4 Counsel for Complainant

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6 I have read the Stipulation, and its terms are understood by me and are agreeable  
7 and acceptable to me. I understand that I am waiving rights given to me by the California  
8 Administrative Procedure Act, and I willingly, intelligently and voluntarily waive those rights,  
9 including the right of requiring the Commissioner to prove the allegations in the Accusations at a  
10 hearing at which I would have the right to cross-examine witnesses against me and to present  
11 evidence in defense and mitigation of the charges.

12 Respondent further agrees to send the original signed Stipulation by mail to the  
13 following address no later than one (1) week from the date the Stipulation is signed by  
14 Respondent: *Department of Real Estate, Legal Section, P.O. Box 137007, Sacramento,*  
15 *California 95813-7007.* Respondent understands and agrees that if she fails to return the original  
16 signed Stipulation by the due date, Complainant retains the right to set this matter for hearing.

17 6/25/2019  
18 DATED

  
19 FRAYBA TIPTON  
20 Respondent

21 \*\*\*

22 The foregoing Stipulation and Agreement is hereby adopted as my Decision and  
23 Order and shall become effective at 12 o'clock noon on **AUG 08 2019**

24 IT IS SO ORDERED July 16, 2019

25 DANIEL J. SANDRI  
26 ACTING REAL ESTATE COMMISSIONER

