STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
SECURITIES DIVISION

IN THE MATTER OF DETERMINING
whether there has been a violation of the
Securities Act of Washington by:

WA Real Estate Solutions, LLC; Kerwin Burton;
Rosalyn Burton-Torres,

Respondents.

Order No.: S-09-466-12-CO01

INTRODUCTION

On October 19, 2012, the Securities Administrator of the state of Washington entered a Statement of Charges, S-09-466-12-SC01, against Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres. The Securities Division has, in the Statement of Charges, made certain allegations and conclusions, set forth under the headings “Tentative Findings of Fact” and “Conclusions of Law.” The Securities Division and Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, do hereby enter into this Consent Order in settlement of the above-captioned matter. Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, neither admit nor deny the Findings of Fact and Conclusions of Law which are hereby incorporated by reference into this Consent Order.

CONSENT ORDER

Based upon the foregoing and finding it in the public interest:

IT IS AGREED AND ORDERED that Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, their agents and employees each shall cease and desist from violating RCW 21.20.010, the anti-fraud section of the Securities Act of Washington.

IT IS FURTHER AGREED AND ORDERED that Respondents, Kerwin Burton and Rosalyn Burton-Torres, their agents and employees each shall cease and desist from violating RCW 21.20.040, the securities salesperson and broker-dealer registration section of the Securities Act of Washington.

IT IS FURTHER AGREED AND ORDERED that Respondents, WA Real Estate Solutions, LLC; Kerwin
Burton; and Rosalyn Burton-Torres, their agents and employees each shall cease and desist from violating RCW 21.20.140, the securities registration section of the Securities Act of Washington.

IT IS FURTHER AGREED AND ORDERED that Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, shall be liable for and shall pay a fine of $500.

IT IS FURTHER AGREED AND ORDERED that Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, shall be liable for and shall pay the investigative costs of $500.

IT IS FURTHER AGREED AND ORDERED that Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, shall make an initial payment of $100 on or before the entry of this Consent Order. Beginning in April 2013, Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, shall then make monthly payments of $100 for nine (9) consecutive months. Each payment shall be due on the last day of the month, unless the last day of the month falls on a weekend or holiday, in which case payment shall be due on the first business day following the last day of the month.

IT IS FURTHER AGREED that the Securities Division has jurisdiction to enter this Consent Order.

IT IS FURTHER AGREED that Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, each entered into this Consent Order freely and voluntarily and with a full understanding of its terms and significance.

IT IS FURTHER AGREED that in consideration of the foregoing, Respondents, WA Real Estate Solutions, LLC; Kerwin Burton; and Rosalyn Burton-Torres, each waive their right to a hearing and to judicial review of this matter pursuant to RCW 21.20.440 and Chapter 34.05 RCW.

WILLFUL VIOLATION OF THIS ORDER IS A CRIMINAL OFFENSE.

Signed this ___29th_____ day of _______________March_________________ 2013.

Signed by:
WA Real Estate Solutions, LLC

/__________________________/    /________________________/
Rosalyn Burton-Torres          Kerwin Burton, Individually
Manager

CONSENT ORDER
Signed by:

/s/
Rosalyn Burton-Torres, Individually

SIGNED and ENTERED this 19th day of April 2013.

William M. Beatty
Securities Administrator

Approved by:

Presents by:

Suzanne Sarason
Chief of Enforcement

Drew Stillman
Enforcement Attorney

Reviewed by:

Jack McClellan
Financial Legal Examiner Supervisor