



200404160128

Skagit County Auditor

4/16/2004 Page

1 of

6 12:46PM

**AFTER RECORDING, RETURN TO:**

The Rigby Law Firm  
600 Stewart Street, Suite 1908  
Seattle, WA 98101

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**DOCUMENT TITLE:**

**NOTICE OF PENDENCY OF BANKRUPTCY**

**REFERENCE NUMBER(S) OF DOCUMENTS TO BE ASSIGNED OR RELEASED:**

1. N/A

**GRANTOR:**

1. Startup Academy, LLC
2. Jani, Jeffrey S.
3. Scimitar Ridge Ranch, LLC
4. Scimitar Ridge, LLC
5. JSJ Properties, LLC

**GRANTEE:**

1. Notice to the Public
2. MacLean, Merrilee, U.S. Bankruptcy Trustee

**LEGAL DESCRIPTION:**

All that portion of the N 495 ft of the NW quarter of the NW quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian, lying Northerly of the County Road known as March's Point Road and Burrows Bay Road, records of Skagit County, Washington, as more particularly described on Exhibit "B" attached.

**PARCEL NUMBER:**

340208-0-005-0112, property ID #R20115

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IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

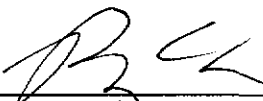
In re:	) Chapter 7
STARTUP ACADEMY, LLC,	) <b>Bankruptcy No. 03-10583</b>
Debtor.	) (Administratively Consolidated)
In re:	) Bankruptcy No. 03-10585
JEFFREY S. JANI,	)
Debtor.	)
In re:	) Bankruptcy No. 03-17573
SCIMITAR RIDGE RANCH, LLC,	)
Debtor.	)
In re:	) Bankruptcy No. 03-17576
SCIMITAR RIDGE, LLC,	)
Debtor.	)
In re:	) Bankruptcy No. 03-19638
JSJ PROPERTIES, LLC,	)
Debtor.	)

NOTICE IS HEREBY given that the above-named debtors have filed a bankruptcy petition which is now pending in the above-entitled court all as set forth in the Notice to Creditors, etc. attached hereto as Exhibit "A;" without limiting the generality of the foregoing the debtor specifically claims an interest in the real property commonly known as Scimitar Ridge Ranch,

1 located at 7333 Miller Road, Anacortes, Washington 98221. The legal description is attached as  
2 Exhibit "B."

3 DATED this 13<sup>th</sup> day of April, 2004.

4 THE RIGBY LAW FIRM

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8 Rory C. Livesey, WSBA #17601  
9 Of Attorneys for Trustee  
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**UNITED STATES BANKRUPTCY COURT**  
Western District of Washington

**Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, & Deadlines**  
**Notice of Ex Parte Motion to Dismiss if Debtor Fails to Appear at the Sec. 341**  
**Meeting, and Notice of Appointment of Trustee**

**341 Meeting Scheduled for Consolidated Cases 03-10583 03-10585 03-17573, 03-17576 and 03-19638**

A bankruptcy case concerning the Debtor Partnership listed below was originally filed under Chapter 11 on 1/16/03 and was converted to a case under Chapter 7 on 4/1/04.

You may be a creditor of the Debtor. You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below.

NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

**See Reverse Side For Important Explanations.**

Debtor(s) (name(s) used by the Debtor(s) in the last 6 years, including married, maiden, trade, and address):

Startup Academy LLC  
7333 Miller Road  
Anacortes, WA 98221

Case Number:  
03-10583-TTG

Taxpayer ID Nos.:  
91-2023052

Attorney for Debtor(s) (name and address):

Larry B Feinstein  
500 Union St #500  
Seattle, WA 98101  
Telephone number: (206) 223-9595

Bankruptcy Trustee (name and address):

Merrilee A MacLean  
1201 3rd Ave Ste 2900  
Seattle, WA 98101  
Telephone number: 206-223-1313

**Meeting of Creditors:**

Date: May 10, 2004

Time: 01:30 PM

Location: 1200 Sixth Avenue, Room 614, Seattle, WA 98101

**Creditors May Not Take Certain Actions:**

The filing of the bankruptcy case automatically stays certain collection and other actions against the Debtor and the Debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

**Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.**

Address of the Bankruptcy Clerk's Office:

315 Park Place Building  
1200 Sixth Avenue  
Seattle, WA 98101  
Telephone number: 206-553-7545

**For the Court:**

Clerk of the Bankruptcy Court:  
Mark L. Hatcher

This case has been assigned to Judge Thomas T. Glover.

Hours Open: Monday - Friday 8:30 AM - 4:30 PM

Date: 4/7/04

EXHIBIT A-1



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Skagit County Auditor

## EXPLANATIONS

Case Number 03-10583-TTG

Filing of Chapter 7 Bankruptcy Case	A bankruptcy case under Chapter 7 of the Bankruptcy Code (title 11, United States Code) has been filed in this Court by or against the Debtor(s) listed on the front side, and an order for relief has been entered.
Creditors May Not Take Certain Actions	Prohibited collection actions are listed in 11 U.S.C. § 362. Common examples of prohibited actions include contacting the Debtor by telephone, mail or otherwise to demand repayment; taking actions to collect money or obtain property from the Debtor; repossessing the Debtor's property; and starting or continuing lawsuits or foreclosures.
Meeting of Creditors	A meeting of creditors is scheduled for the date, time and location listed on the front side. <i>The Debtor's representative must be present at the meeting to be questioned under oath by the Trustee and by creditors.</i> Creditors are welcome to attend, but are not required to do so. The meeting may be continued and concluded at a later date without further notice.
Do Not File a Proof of Claim at This Time	There does not appear to be any property available to the Trustee to pay creditors. <i>You therefore should not file a proof of claim at this time.</i> If it later appears that assets are available to pay creditors, you will be sent another notice telling you that you may file a proof of claim, and telling you the deadline for filing your proof of claim.
Bankruptcy Clerk's Office	Any paper that you file in this bankruptcy case should be filed at the bankruptcy clerk's office at the address listed on the front side. You may inspect all papers filed, including the list of the Debtor's property and debts at the bankruptcy clerk's office.
Legal Advice	The staff of the bankruptcy clerk's office cannot give legal advice. You may want to consult an attorney to protect your rights.
Notice Re: Dismissal	If the Debtor fails to file required schedules, statements or lists within 15 days from the date the petition was filed, the U.S. Trustee will apply for an ex parte order of dismissal on the fifth day after the deadline passes. If the Debtor fails to appear at the meeting of creditors, the U.S. Trustee will apply for an ex parte order of dismissal five days after the date scheduled for the meeting of creditors, or the date of any rescheduled or continued meeting. This is the only notice you will receive of the U.S. Trustee's motion to dismiss the case. If you wish to oppose the dismissal, you must file a written objection within five days after the applicable deadline passes (i.e. 15 day deadline or date of the meeting of creditors).
Appointment of Trustee	Pursuant to 11 U.S.C. § 701 and § 322 and Fed. R. Bankr. P. 2008, <b>Merrilee A MacLean</b> is appointed Trustee of the estate of the above named Debtor to serve under the Trustee's blanket bond. The appointment is made effective the date of this notice. Unless the Trustee notifies the U.S. Trustee and the Court in writing of rejection of the appointment within five (5) days of receipt of this notice, the Trustee shall be deemed to have accepted the appointment. Unless creditors elect another Trustee at the meeting of creditors, the Interim Trustee appointed herein will serve as the trustee.  Mark H. Weber, Assistant U.S. Trustee
— Refer to Other Side for Important Deadlines and Notices —	

EXHIBIT A2



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UNOFFICIAL DOCUMENT

All that portion of the North 495 feet of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 2 East of the Willamette Meridian; lying Northerly of the County Road known as March's Point Road and Burrows Bay Road;

EXCEPT the West 440 feet thereof;  
ALSO EXCEPT the North 60 feet thereof;  
ALSO EXCEPT mobile home;

Situated in Skagit County, Washington.

4667  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
RATD  
OCT 03 2002  
Amount Paid  
By: Skagit County Treasurer Deputy

EXHIBIT B



200404160128  
Skagit County Auditor