



201306070072

Skagit County Auditor

\$75.00

6/7/2013 Page

1 of

4 11:48AM

**Return Address**

Virginia Burdette  
Wood & Jones, P.S.  
1601 Fifth Avenue #710  
Seattle WA 98101-1625

ORIGINAL

Please print or type information

**Document Title(s) or transactions contained therein:**

1. Amended Order and Final Judgment (Amended Solely to Correct Typo in Property Tax Parcel Number

- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of document.**Grantor(s) (Last name first, then first name and initials) -**

1. Mariner's Ridge, LLC

- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of document.**Grantee(s) (Last name first, then first name and initials) -**

1. Burdette, Virginia, as Chapter 7 Trustee for Homestar Northwest, LLC, Debtor.

- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of document.**Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)****A portion of Lots 1-6, 15-20 Kellogg and Ford's Addition to Anacortes.**☐ Additional legal is on page \_\_\_\_\_ of document.**Reference Number(s) of Documents assigned or released:**☐ Additional names on page \_\_\_\_\_ of document.**Assessor's Property Tax Parcel/Account Number**

P124675-4894-001-000-0000 ("P000"); P124677-4894-000-999-0000 ("P999");  
P127644-4959-002-200-0000 ("P200"); P127646-4959-002-202-0000 ("P202");  
P127467-4959-002-203-0000 ("P203")

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel numbers on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Entered on Docket May 23, 2013

Below is the Order of the Court.



*Karen A. Overstreet*

Karen A. Overstreet  
U.S. Bankruptcy Judge  
(Dated as of Entered on Docket date above)

Judge Karen A. Overstreet  
Chapter 7

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF WASHINGTON**

In re:

HOMESTAR NORTHWEST, LLC  
Debtor(s).

VIRGINIA BURDETTE, solely in her capacity as  
Trustee in Bankruptcy,

Plaintiff,

v.

MARINER'S RIDGE, LLC,

Defendant.

Consolidated Case No. 12-10428-KAO

Adversary No. 13-01150-KAO

AMENDED ORDER AND FINAL  
JUDGMENT (AMENDED SOLELY TO  
CORRECT TYPO IN PROPERTY TAX  
PARCEL NUMBER)

**JUDGMENT SUMMARY**

AMENDED ORDER AND FINAL JUDGMENT

WOOD & JONES, P.S.  
303 N. 67<sup>TH</sup> STREET  
SEASIDE, WA 98138-5200



1 Judgment Creditor:  
2 Judgment Creditor's Attorney:

Virginia Burdette, Trustee in Bankruptcy  
Denice Moewes  
Wood & Jones, P.S.  
303 N. 67<sup>th</sup> Street  
Seattle, Washington 98103

4 Judgment Debtor:  
5 Principal Judgment Amount:  
6 Total Costs:  
7 Total Judgment:

Mariner's Ridge, LLC  
\$176,246.10  
\$ 293.00  
\$176,539.10

### ORDER AND FINAL JUDGMENT

8 This matter came before this Court on the Plaintiff's Motion for Judgment by  
9 Default. The Court reviewed the records and files herein including, but not limited to, the  
10 Complaint and the Motion and supporting Declaration with exhibits. The Court entered  
11 an Order of Default, and has concluded that the relief requested herein does not exceed  
12 the relief sought in the Complaint, Plaintiff has made a sufficient showing for entry of a  
13 final judgment, and the Motion is otherwise well taken. Now, therefore, it is  
14 hereby  
15

16 ORDERED as follows:

- 17 1. The Deed in Lieu of Foreclosure granted by Homestar Northwest, LLC to  
18 Mariner's Ridge Investment Group dated November 18, 2011 and recorded on  
19 September 1, 2011 under Skagit County Auditor's Number 201109010017, was  
20 a fraudulent conveyance pursuant to Section 548 of the United States  
Bankruptcy Code. The Deed in Lieu of Foreclosure is hereby avoided. The real  
property transferred consisted of five parcels with the following parcel numbers:

21 P124675-4894-001-000-0000 ("P000")  
22 P124677-4894-000-999-0000 ("P999")  
23 P127644-4959-002-200-0000 ("P200")  
24 P127646-4959-002-202-0000 ("P202")  
25 P127467-4959-002-203-0000 ("P203")

- 26 2. The transfer of the real estate described in the Deed in Lieu of Foreclosure to  
27 Defendant, by Quit Claim Deed recorded with the Skagit County Auditor on November  
28 28, 2011, Auditors number 201111280113, was for no consideration. The Trustee is  
29

AMENDED ORDER AND FINAL JUDGMENT



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therefore entitled to recover from the Defendant all of the Debtor's interest in the five parcels listed above.

3. Because parcel numbers P127644-4959-002-200-0000 ("P200") and P127646-4959-002-202-0000 ("P202") were sold by Defendant to bona fide purchasers, the Trustee is entitled to recover the value of the property transferred with respect to P200 and P202. The Trustee is therefore awarded a money judgment against the Defendant for the principal amount of \$176,246.10, plus costs of suit in the form of the \$293.00 filing fee.

4. Nothing in this Order and Final Judgment cuts off the rights any individual investors may have under Washington law to argue that they have some type of equitable lien or mortgage in the property at issue in this proceeding.

///END OF ORDER ///

Presented by:

WOOD & JONES, P.S.

/s/ Denice E. Moewes

Denice E. Moewes, WSBA #19464  
Attorney for Trustee Virginia Burdette

THIS IS TO CERTIFY that the foregoing is a true and correct copy of an instrument, filed in our office.  
Dated this 13<sup>th</sup> day of May,

2013

BANKRUPTCY COURT

By

[Signature]  
A Designated Employee

AMENDED ORDER AND FINAL JUDGMENT

WOOD & JONES, P.S.



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