

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MINNESOTA

In RE:

KATHERINE L. TACKELSON,

Chapter 7

Debtors,

Case No.: 03-50990 GFK

Adv. No.: 03-

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Robert R. Kanuit, Trustee,  
Plaintiff,

vs.

Brenda L. Tackelson,

**ADVERSARY COMPLAINT**

Defendant.

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**TO:** Brenda L. Tackelson  
11 F. Kenwood Terrace  
Mora, MN 55051

Plaintiff, for his cause of action and prayer for relief, states:

**JURISDICTION**

1. On July 30, 2003, a petition for relief was filed under Chapter 7 of the Bankruptcy Code by Katherine L. Tackelson (Debtor), thereby commencing the above-referenced bankruptcy case.
2. Robert R. Kanuit (Trustee) was appointed trustee of the Chapter 7 bankruptcy estate.
3. The Court has jurisdiction over this adversary proceeding pursuant to Sections 157 and 1334 of Title 28 of the United States Code and Bankruptcy Rule 7001.
4. Venue of this adversary proceeding is appropriate in this Court pursuant to Section 1409 of Title 28.

5. This adversary proceeding arises under Section 548 of the U.S. Bankruptcy Code. This is a core proceeding pursuant to Section 157 of Title 28. This complaint is filed under Bankruptcy Rule 7001 and Local Rule 901.

## **II. FRAUDULENT TRANSFER OF REAL ESTATE**

6. As of September 27, 2002, Katherine L. Tackelson (Debtor) owned real estate in Pine County, Minnesota, legally described as:

The south 525 feet of the east 575 feet of the Northeast Quarter of the Northwest Quarter of Section 14, Township 40, Range 22, Pine County, Minnesota.

7. On September 27, 2002, Debtor executed a deed to defendant Brenda L. Tackelson, who is debtor's daughter, purporting to transfer the above property for a consideration of \$500.00 or less.

8. The property purported to be transferred to defendant Brenda L. Tackelson had a value on the date of transfer in excess of \$5,000.00.

9. The transfer of the property to defendant Brenda L. Tackelson constitutes a transfer of an interest of the Debtor in property.

10. The transfer of the property to defendant Brenda L. Tackelson occurred within one year before the date of the bankruptcy filing.

11. The Debtor received less than reasonably equivalent value in exchange for such transfer.

12. The Debtor was insolvent on the date the transfer was made.

13. Plaintiff requests an order avoiding the transfer of the property pursuant to Section 548 of the Bankruptcy Code.

**WHEREFORE**, Plaintiff requests an order:

1. Granting judgment avoiding the transfer of the property to the defendant; and
2. Granting any other relief the Court deems just and proper.

KANUIT & BRAY, LTD.

Dated: November 4, 2003

/e/ Robert R. Kanuit  
Robert R. Kanuit  
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