

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF COOK

SIXTH JUDICIAL DISTRICT

MJ aka Elissa Wall,

Plaintiff,

v.

Warren Jeffs; Seth Jeffs; and Emerald
Industries, LLC, a Montana limited
liability company,

Defendants.

Case Type: _____
Court File No.: _____
Judge: _____**COMPLAINT**

MJ aka Elissa Wall (“**Plaintiff**”), for her claims against Defendant Warren Jeffs (“**Warren Jeffs**”), Defendant Seth Jeffs (“**Seth Jeffs**”) and Defendant Emerald Industries, LLC (collectively “**Defendants**”), states and alleges as follows:

PARTIES

1. Plaintiff is a resident of Washington County, Utah.
2. Warren Jeffs is a leader of the Fundamentalist Church of Jesus Christ of Latter-Day Saints and is currently service a life sentence in Anderson County, Texas.
3. Defendant Seth Jeffs is the brother of Warren Jeffs. Upon information and belief, Sett Jeffs resides at E2603 530th Ave, Menomonie, Wisconsin.
4. Defendant Emerald Industries, LLC (“**Emerald Industries**”) is a limited liability company organized under the law of the state of Montana, registered as a foreign limited liability company in Minnesota with its registered office address at 5149 Old Shakopee Rd., Bloomington, Minnesota 55437.

JURISDICTION

5. This Court enjoys subject matter jurisdiction over the claims asserted by reason of Minn. Stat. §484.01.

6. This court enjoys personal jurisdiction over Defendants and this matter is properly venued in Cook County under Minn. Stat. §542.02 as the county where the real property concerned by this action is located and by Minn. Stat. §542.09, as the cause of action or some part thereof has arisen in Cook County.

STATEMENT OF THE CASE

7. On October 5, 2017, the Third District Court of Salt Lake County, State of Utah entered judgment in the sum of \$10,025,000.00 in favor of Plaintiff and against Warren Jeffs and others (the “**Judgment**”).

8. The foregoing lawsuit, which resulted in the Judgment, commenced November 21, 2007 (the “**Personal Injury Action**”).

9. Emerald Industries, formerly known as Emerald Leasing, LLC, was organized as a limited liability company under the laws of the state of Montana during the pendency of the Personal Injury Action on April 21, 2015 by Seth Jeffs.

10. Upon information and belief, Seth Jeffs organized Emerald Industries at the direction of Warren Jeffs.

11. On April 4, 2018, Emerald Industries was registered in the State of Minnesota by Seth Jeffs.

12. Upon information and belief, Seth Jeffs registered Emerald Industries in Minnesota at the direction of Warren Jeffs.

13. Upon information and belief, at all times material, Seth Jeffs acted as a conduit and/or bailee for funds which were and continue to be funneled from Warren Jeffs and/or his agents to Emerald Industries.

14. At all times material, Emerald Industries has acted as the alter ego of Warren Jeffs.

15. On August 7, 2018, Emerald Industries purchased real property in Cook County, state of Minnesota legally described as follows:

- a. The Northeast Quarter of the Northwest Quarter, Section 26, Township 61 North, Range 2 West of the Fourth Principal Meridian, Cook County, Minnesota (the **“Property”**).

16. Upon information and belief, Warren Jeffs, through Seth Jeffs provided the capital necessary to purchase the Property with the intent to hinder, delay, or defraud Plaintiff as Warren Jeffs’ creditor.

17. Seth Jeffs was an insider, as that term is defined in Minn. Stat. §513.41, at the time of the transfer from Warren Jeffs.

18. Upon information and belief, Defendants took the foregoing actions indicating an intent to conceal, from Plaintiff, the transfer of funds from Warren Jeffs to Emerald Industries.

19. Seth Jeffs was aware of the lawsuit instituted and judgment levied against Warren Jeffs at the time of the transfer, his organization of Emerald Industries and its subsequent purchase of the Property.

20. Upon information and belief, Emerald Industries and Seth Jeffs provided nothing in return for the funds provided by Warren Jeffs.

21. Upon information and belief, the transfer of funds from Warren Jeffs to Seth Jeffs and Emerald Industries occurred within six months of the judgment being entered against Warren Jeffs.

22. On or about June 1, 2023, Emerald Industries began advertising the Property for sale.

23. It would be inequitable and unjust for Warren Jeffs to be allowed to frustrate Plaintiff's collection efforts by his use of a fraudulent transfer.

COUNT ONE
(FRAUDULENT TRANSFER §513.44)

24. The preceding paragraphs are incorporated herein as though set forth in full.

25. On or about October 5, 2017, a judgment was duly entered in the District Court of Salt Lake County, Utah in favor of Plaintiff against Warren Jeffs and others for \$10,025,000.00, in an action on a claim that accrued before the conveyance mentioned below.

26. The judgment is still owed to Plaintiff and remains unsatisfied.

27. Upon information and belief, Warren Jeffs and/or his agents, conveyed to Emerald Industries, through his brother Seth Jeffs, an insider, the funds required to purchase the Property.

28. Upon information and belief, Warren Jeffs, through Seth Jeffs has maintained control of the funds transferred to Emerald Industries and as a result the Property itself.

29. Upon information and belief, Warren Jeffs and/or his agents, made the foregoing conveyance of funds with the intent to hinder, delay, and defraud Plaintiff, and the same was received by Emerald Industries with the full knowledge of the intent and for no reasonably equivalent value.

30. The foregoing transfer of funds from Warren Jeffs and/or his agents to Emerald Industries is voidable as a fraudulent transfer under the Minnesota Uniform Voidable Transactions Act.

COUNT TWO
(ATTACHMENT §570.02)

31. The preceding paragraphs are incorporated herein as though set forth in full.

32. On or about June 1, 2023, Emerald Industries began advertising the Property for sale with the intent to convert the Property back to money to further hinder, delay, and defraud their creditors, including Plaintiff, and for the purpose of placing the funds acquired by said sale beyond Plaintiff's reach.
33. Upon information and belief, the Property is a non-exempt asset of Warren Jeffs and is also the only asset of Warren Jeffs currently in Cook County, Minnesota.

WHEREFORE, Plaintiff prays for judgment against Defendants as follows:

1. Declaring the transfer of funds to Emerald Industries void;
2. For an order for prejudgment attachment against the Property;
3. Ordering execution on the Property so that it might be sold and the proceeds therefrom applied to Plaintiff's judgment against Warren Jeffs;
4. For Plaintiff's costs and disbursements incurred herein; and
5. For such other and further relief as the Court shall deem just and equitable.

Dated: July 27, 2023

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