

SUMMARY STATEMENT

Bagby v. Davis

Docket No. 49136-2021

The Idaho Supreme Court affirmed the district court's judgment dismissing Douglas Bagby's claims. Bagby obtained a \$5 million judgment against Joseph Davis in California. Following the judgment, Joseph transferred his one-half interest in real property located in Ketchum, Idaho, to his wife Hilary. At the time of the transfer, Joseph and Hilary were engaged in divorce proceedings and had been legally separated for years.

Bagby thereafter sued Joseph and Hilary, alleging claims for fraudulent transfer of the property. Joseph and Hilary asserted an affirmative defense that Hilary was a good faith purchaser of the property. The parties stipulated that California's Uniform Voidable Transactions Act applied to Bagby's claims and the affirmative defense asserted in response. Following a court trial, the district court concluded that Bagby failed to prove his claims and that Joseph and Hilary had proven their affirmative defense. Bagby appealed, alleging that a number of the district court's factual findings were clearly erroneous and that the district court misapplied the law.

On appeal, the Supreme Court concluded that the district court's findings that the Ketchum House transfer provided reasonably equivalent value and that Hilary acted in good faith were supported by substantial and competent evidence. The Court also concluded that the district court correctly applied the law to the facts. Accordingly, the Court affirmed the district court's judgment dismissing Bagby's claims.

This summary constitutes no part of the opinion of the Court, but has been prepared by court staff for the convenience of the public.