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**STATE OF WASHINGTON  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
SECURITIES DIVISION**

IN THE MATTER OF DETERMINING  
Whether there has been a violation  
of the Securities Act of the State  
of Washington by:

Anthone Properties, LLC; Laurance D.  
Anthone,

Respondents.

Order Number S-05-133-05-FO01

ENTRY OF FINDINGS OF FACT AND  
CONCLUSIONS OF LAW AND FINAL ORDER  
TO CEASE AND DESIST AND IMPOSITION OF  
FINES

THE STATE OF WASHINGTON TO: Anthone Properties, LLC  
Laurance D. Anthone

On August 30, 2005, the Securities Administrator of the State of Washington issued Summary Order to Cease and Desist and Notice of Intent to Impose Fines S-05-133-05-TO01 ("the Summary Order"), against Anthone Properties, LLC and Laurance D. Anthone.

The Summary Order, together with a Notice of Opportunity to Defend and Opportunity for Hearing, hereinafter referred to as "Notice of Opportunity for Hearing" and an Application for Adjudicative Hearing, hereinafter referred to as "Application for Hearing", was personally served on Anthone Properties, LLC and Laurance D. Anthone on November 10, 2005. The Notice of Opportunity for Hearing advised Anthone Properties, LLC and Laurance D. Anthone that a written application for an administrative hearing on the Summary Order must be received within twenty days from the date of receipt of the notice. Anthone Properties, LLC and Laurance D. Anthone failed to request an administrative hearing within twenty days of receipt of the Summary Order and Notice of Opportunity for Hearing, either on the Application for Hearing provided or otherwise.

ENTRY OF FINDINGS OF FACT AND CONCLUSIONS OF  
LAW AND FINAL ORDER TO CEASE AND DESIST AND  
IMPOSE FINES

1 The Securities Administrator therefore will adopt as final the findings of fact and conclusions of law as set  
2 forth in the Summary Order.

3 The Securities Administrator makes the following findings of fact and conclusions of law:

#### 4 **FINDINGS OF FACT**

##### 5 **I. PARTIES**

6 1. Anthone Properties, LLC (“Anthone Properties”) is a Washington limited liability company  
7 with its principal place of business at 6000 Southcenter Blvd., Suite 20, Tukwila, WA 98188.

8 2. Laurance D. Anthone (“Anthone”) is the registered agent and CEO of Anthone Properties,  
9 LLC.

##### 10 **II. NATURE OF THE OFFERING**

11 3. From approximately June to November of 2004, Anthone offered investments, in the form  
12 of joint venture agreements with Anthone Properties, LLC, to at least six Washington residents and  
13 raised approximately \$180,000.

14 4. Presentations to prospective investors were made by Anthone at the Anthone Properties’  
15 office. Investors were shown documents relating to the development of a real estate project called Eden  
16 Estates. Anthone told investors that he did not have the money to develop the property, but if the  
17 investors invested in Eden Estates, they would make money on the project.

18 5. Anthone told investors that each lot was worth approximately \$120,000 and were promised  
19 that the lots, once developed, would be worth approximately \$400,000-600,000.

20 6. Anthone showed investors permit applications as well as a plat map for Eden Estates.  
21 Investors were told they would choose which of the nine lots they wanted once development had begun.

22 Any remaining lots were to be sold for profit.





1 **AUTHORITY AND PROCEDURE**

2 This Final Order is entered pursuant to the provisions of RCW 21.20.390 and RCW 21.20.395, and  
3 is subject to the provisions of Chapter 34.05 RCW. Respondents have the right to petition the superior  
4 court for judicial review of this agency action under the provisions of chapter 34.05 RCW. For the  
5 requirements for filing a Petition for Judicial Review, see RCW 34.050.510 and sections following.  
6 Pursuant to 21.20.395, a certified copy of this order may be filed in Superior Court. If so filed, the clerk  
7 shall treat the order in the same manner as a Superior Court judgment as to the fine, and the fine may be  
8 recorded, enforced, or satisfied in like manner.

9 **WILLFUL VIOLATION OF THIS ORDER IS A CRIMINAL OFFENSE.**

10  
11 DATED and ENTERED this 7<sup>th</sup> day of December, 2005.

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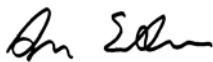
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15 MICHAEL E. STEVENSON  
16 Securities Administrator

17 Presented by:

18 

19 \_\_\_\_\_  
20 Kate Reynolds  
21 Financial Legal Examiner

22 Approved by:

23 

24 \_\_\_\_\_  
25 Suzanne Sarason  
Chief of Compliance & Examinations

ENTRY OF FINDINGS OF FACT AND CONCLUSIONS OF  
LAW AND FINAL ORDER TO CEASE AND DESIST AND  
IMPOSE FINES