

Secrets of a Deal'ionaire

Creating Wealth One Small Deal at a Time



John Lee

"The Best Investment on *Earth* is *Earth*."

~*Louis Glickman*~ Real Estate Investor and Philanthropist ~

Disclaimer

- **Disclaimer**

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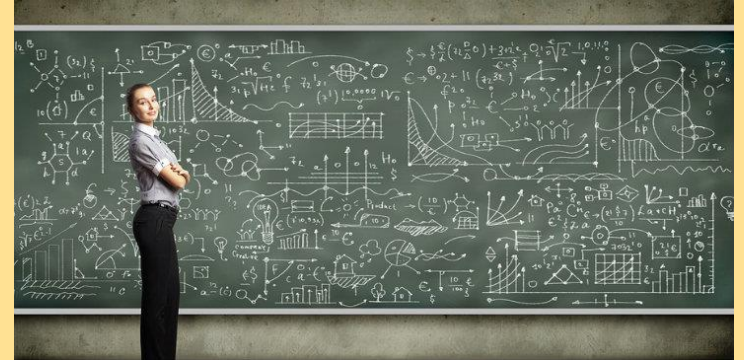
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Selling & Marketing, Websites & Simplified Paperwork

- Advertising & Marketing
- Websites – Making Life Easier
- Simplified Paperwork
- KISrS – Keep It Simple-really-Simple



Selling & Marketing

- Advertising

“Many a small thing has
been made large by the
right kind of advertising.”

- Mark Twain

A Connecticut Yankee in King Arghur's Court US humorist,
novelist, short story author & wit (1835-1910)

Sample Ads

- **Camping Lot Ad**
- **\$2576 / 9100ft² - ☎ \$28/month ~ Very Nice Private Camping Lot (☎ Fall C☺l☺rs)**
 - Very Nice Private Camping Lot.
Close to St Louis!

Lake Timbercreek ~ Blue Eye Missouri ... 15+ Lakes ~ Wooded ~ Private ~ Great Price And/Or Terms!

ONLY \$1474 cash!

OR

NO Credit Check! ... 0% Interest ... \$28 per month ... Total \$2576 !

☀ Have Fun in the Sun ☀

🍁 Enjoy the Fall 🍁

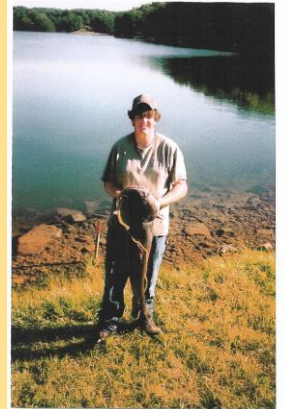
🎣 Lots of Fishing / Swimming / Hiking / Relax 🎣

✈ Picturesque Weekend Get-A-Way ✈

☆ Gated Community ... Small Annual POA fees ☆

☎ Call for more details ☎ 314 555 1212 ☎ or email BeautifulCamp @ LTC.com

😊 You'll be Glad you did 😊



Internet Ads

ebay: HEARTLAND — HIDEAWAYS

🏠 FORECLOSURE 🏠 MO Ozarks Lake Front \$79 month No Credit Check
0% Interest

BEAUTIFUL LAKE FRONT PROPERTY MISSOURI OZARKS WITH

OWNER FINANCING!!!

NO CREDIT CHECK!!!

0% INTEREST!!!

ONLY \$79 per Month!!!

THIS IS A DOWN PAYMENT AUCTION

STARTING AT ONLY \$9.99 !!! Plus closing fee!!!

31% Discount for Cash and No Closing Fee!!

NICE PROPERTY

THIS IS A VERY BEAUTIFUL
AREA WITH MUCH POTENTIAL!!

Nice Lake Front Property. Treat Yourself ... Treat Your Family ... Invest in
Yourself !!!

Close to Several other Lakes also !!!

Very Private ... Very Secluded ... Beautiful property !!!

Only \$4292 cash !!! or Owner Financing Available at \$6297 Only \$7 down !!! and
\$79 per month. No credit check, 0% interest.
IN THE BEAUTIFUL OZARK MOUNTAINS OF MISSOURI

— ENJOY THE
MOUNTAINS & FOREST
FROM YOUR LAKE FRONT PROPERTY !!!
THIS IS A VERY BEAUTIFUL
AREA WITH MUCH POTENTIAL!!

Nestled in the Heart of the Beautiful Ozarks. This Community was developed for
those seeking peace, quiet and room to move about in their own space. Enjoy Your
Large old hardwood trees. The same ones that provided wonderful Fall Colors just a
few weeks earlier. Treat Yourself to the Bliss of Serenity. This Property is
approximately 140 X 82 X 133 X 73 feet and Offers the Perfect setting! Your Property

is Not Only lake Front it is Also just a *Short Walk* from Several other Lakes which
Provides Great Fishing for Bass, Crappie, Bluegill and Catfish! The Larger Lakes are
available for Waterskiing and other Water Sports! There are over 10 Lakes for your
enjoyment.

The Diversity and History of Missouri Ozarks is what makes it a Visitors Delight.
Surrounded by Rolling Hills and Clear Streams, the Rich Mining Heritage of the
Region has been Carefully Preserved.
This Lot sits Very Well and is Nicely Treed with Lots of Mature Hardwoods including
Oak and Native Pine. Camping is permitted on this property!

*There are NO Back Taxes due. Taxes are less than thirty dollars per year and are
Current. Property Association Fees are one hundred fifteen dollars per year and the
Fire Tag is twenty five dollars per year. The association will contact you! This
Property is Very Inexpensive to Buy and Inexpensive to Keep!*

*Very Near are several State Parks. The Rugged Forested Terrain of the Pike Run Hills
once was thought to be a Refuge for Deperate Civil War Outlaws. Today, These
Same Hills serve as a Natural Refuge from the pressures of Modern Day Life*

Your Property is Very Close to the Mark Twain National Forest where you can Enjoy
some of the Best Hiking and Hunting in the Country. Deer and Turkey are Very
Plentiful in the Region. This Gloriously Beautiful Area is just Teeming with Wildlife.
The Breathtaking Views and Adventures are second to none. One of the Hardest
things to do is Deciding what to do First. You will Experience the Sensation of
Everyday Tensions Melting Away.

For You History Buffs, it's a Very short distance to Historical Arcadia Valley where the
Famous Civil War Battle at Fort Davidson took place. Tour the Museum and Observe
the Cannon Ball Scars on the Buildings. At certain times you may View Full Uniform
Reenactments of the Actual Battle. Another Interesting Historical Area is Nearby
Cherokee Pass where the InFamous "Trail of Tears" came through.

You can also Discover the Many Other, Close Beautiful Missouri State Parks such as
Elephant Rocks, Johnson Shut-Ins and Tom Sauk Mountain - The Highest Mountain
in Missouri. You're surrounded by Several Mountains that include Tom Sauk
Mountain (Big and Small), Iron Mountain, Stono and Little Stono Mountain, Anderson,
Bald Knob, Buford, Tribby, Bread Tray Mountain as well as Many others.

For the Geology Enthusiast, you can Explore the Abandoned Community and Closed
Mine at Silver Mines Recreation Area. At one time a Thriving Mining Community
Operated Here. You can still Find Traces of Silver, Fools Gold and Many other
Minerals sort of Unusual for the Area. The National Parks Brochure even mentions
Traces of Gold being Found on the Site. It's a Fantastic Area for Swimming and
Fishing. They also have White Water Kayaking here at certain times of the year.
Kayakers from all over North America Attend.

The Recreation Possibilities are Endless. Besides All of the State Parks and National
Recreation Areas there are Several Golf Courses, Libraries, Country Clubs.

Another Close, Beautiful Place is Pickle Springs. The Crystal Clear Waters of Pickle
Springs Flow through Enchanting Natural Areas and a State Park, Dense with Rare
Plants, Animals and Geologic Features. Hike the Trail through Time at Pickle Springs
Natural Area for a 2-Mile Journey past Waterfalls, Rock Shelters, A Double Arch,
Towering Bluffs, Canyons and Amazing Rock Outcrops. Spring is the Best Time to
See Waterfalls and Wild Azaleas which Bloom at Both Areas. During the Summer RS
Plantain and Six Other Orchids, Partridge Berry, Farkleberry, and Lowbush Blueberry
Bloom and Display Their Fruit. Notice the Shortleaf Pine, Missouri's Only Native Pine
Tree. Moist Soils along Pickle and Bone Creeks and River aux Vases grow Many
Ferns and Rare Plants, including Cinnamon Fern, Maidenhair fern, Hay-Scented Fern
and Club Moss. Woodland Songbirds Move about in the Trees and Shrubs Along the
Trail. Also Watch for Fence Lizards, Five-Lined Skinks, Box Turtles and Leopard
Frogs. It is Definitely One of the Most Picturesque Areas in the Country and Well
Worth a Visit. From the Scenic Hiking Trails, You Can Enjoy the Stendor of the Plants
and Animals.

At Hawn State Park. Hike the Trail to see an area that follows the Creek Valley Past
rough, broken hillsides with Crystalline Rocks exposed by Years of Fast Running
Waters. Pickle Creek is a Clear Stream with Many Fish, such as Rainbow Darters
and Striped Shiners.

Whispering Pine Trail Meanders 10 Miles through a 2,080 Acre Forested Wild Area.
The Predominately Pine-Oak Forest Also Contains Flowering Dogwood, Sweet Gum
and Sassafras Trees. While on the Trail, Watch for Many Species of Songbirds,
Especially Tanagers and Warblers. Wild Turkeys, White-Tailed Deer, Raccoons,
Gray Squirrels and Owls are Also Seen Along the Trails.

The Pictures of the Property and Lake we took on a Recent Visit. This is a Nice
Property and a Great Buy. Get Your Piece of the Heartland while You Still Can. You
May Never again have the Opportunity to Own part of the American Dream at Such a
Low Price.

This Lot sits Very Well and is Nicely Treed with Lots of Mature Hardwoods including
Oak and Native Pine !

Your Property is Very Close to the Mark Twain National Forest where you can Enjoy
some of the Best Hiking and Hunting in the Country. Deer and Turkey are Very
Plentiful in the Region. This Gloriously Beautiful Area is just Teeming with Wildlife.
The Breathtaking Views and Adventures are second to none. One of the Hardest
things to do is Deciding what to do First. You will Experience the Sensation of
Everyday Tensions Melting Away.

Payment is due within 7 days of the End of the Auction. There is \$199 added to the
winning bid for transfer, document and recording. That's !!! We prefer PayPal, will
accept Personal Checks as well as Bank Checks and Money Orders. Please email
ams826@yahoo.com or call 314.291.1717 with Any Questions you have Before
Bidding. By Bidding You are Agreeing to a Binding Contract to Purchase. Please do
your Due Diligence Now Before You Bid. Do NOT Bid if you are Not Serious about
Purchasing this Property. This property is being sold as is, where is and how is. By Bidding
You are Agreeing to a Binding Contract to Purchase. You are also stating that you have done
your Due Diligence such as research, viewing the property etc. All sales are final. There are
no refunds or exchanges.

Classified Ads

Handy Man Special ~ Real Fixer Upper ~ Great Project by the Lake

This house is a total fixer-upper - needs everything - whatever you find it doesn't need is a bonus !!!

We typically sell vacant lots in this area for \$2,500 to \$3,500+

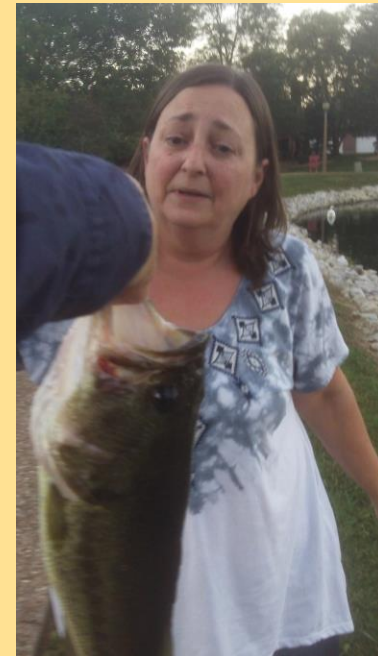
This house is on a double lot and has utilities at the property. It's a great project for the right person.

We have it priced to sell at Only \$2997 for a quick sale or we may owner finance it for \$100/month, 0% interest and a total price of only \$3997 with a small down payment.

Ask about Our Special for Veterans.

More Info on Area:

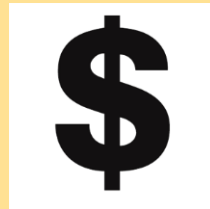
Use Lots of Pictures!!!



FSBO & For Sale Signs



Selling to Adjoining Neighbors



Listing with Realtors



We  **Realtors®**

Buyers & Sellers List



Websites

netronline.com

zillow.com

trulia.com

hometownlocator.com

craigslist.com

ebay.com

Websites

- AlltheListings.com
- BackPage.com
- BestWayClassifieds.com
- ByOwner.com
- ClassifiedsForFree.com
- CraigsList.com
- eBay.com
- ePage.com
- FaceBook.com
- ForSaleByOwnerCenter.com
- FSBO.com

Websites

- HomesByOwner.com
- HomeSnap.com
- HomeTownLocator.com
- Hoobly.com
- Hotpads.com
- HYT.com
- iBidFree.com
- iNetGiant.com
- Kaango.com
- Kedna.com
- Kijiji.com
- LinkedIn.com
- LiveDeal.com
- NationalHomeSearch.com
- Netronline.com

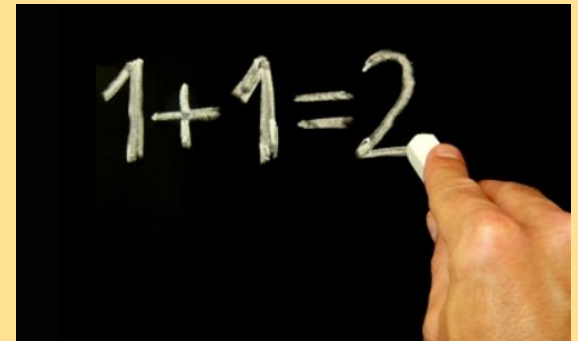
Websites

- OLX.com
- oodle.com
- owners.com
- propbot.com
- postlets.com
- PostYourHome.com
- RentOMeter.com
- RentSource.com
- SoldByOwner.com
- Trulia.com
- usFreeAds.com
- vFlyer.com
- VirtualFSBO.com
- WebClassified.com
- Zillow.com

Simplified Paperwork

- Paper Work to Non-Wanters

- Tax delinquent letter
- QCD or GWD
- Post Paid Return Envelope



Tax Delinquent Letter

- John Rilee
- 1357 Sunset Beach Rd
- Forrest MO 63112
- 314.291.7171
- alf827@yahoo.com

- May 23, 2015

- Hello Friends,

- Your property at 312 Main Drive has delinquent taxes due with penalties and interest. I realize that there are many reasons for not paying taxes. There are divorces, deaths, we move and sometimes simply do not want the responsibility and headaches that are associated with property ownership that is no longer wanted.

- I would be interested in taking over your property and responsibility of Back and Future Taxes as well as any Future Property Association Fees and Special Assessments. If this is acceptable simply get the enclosed deed notarized. Your bank should do this as a courtesy for you at no charge. Then return it to me in the envelope provided. Please let me know if you have any questions. Thank you

- Warmest regards,

- John Rilee

- P.S. If you would like to email me please send to Solution@TaxNoMore.com

Deed to Non-Wanters

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this ____ day of _____, 2015,

by the Grantor, Peter & Cheryl Boston, whose mailing address is
150 Jean Dr, Fort Collins CO 80526

to the Grantee, Heartland Hideaways LLC, whose mailing address is
1350 S New Florissant Rd., Florissant MO 63031

WITNESSETH,

That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St. Louis, State of Missouri, to wit:

Loc. No. 07JW230712
Address: 250 Jean Dr.
Fort Collins CO 80526

Subject to all building lines, conditions, restrictions and easements of record, if any.

INSTRUMENT#: 2009141057, BK: 19229 PG: 1048 PGS: 1048 - 1048 04/30/2009 at 11:01:38 AM, DOC TAX PD (F.S.201.02) \$1775.20 DEPUTY CLERK:SEDSON Pat Frank, Clerk of the Circuit Court Hillsborough County

Prepared by:
Christy Boatwright
Hillsborough Title, Inc.
1605 S. Alexander Street, Suite #102
Plant City, Florida 33563
Incidental to the issuance of a title insurance policy.
File Number: HT-09-381

THIS IS NOT A
CERTIFIED COPY

General Warranty Deed

Made this April 24, 2009 A.D. By
Richard Land Jr, a married man,
whose address is:
4710 E. Shadowlawn, Tampa, Florida 33610,
hereinafter called the grantor, to
Shar Krasniqi, a single person,
whose post office address is:
P.O. Box 433, Suite 1, FL 33587,
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE NORTH 532 FEET AND LESS EXISTING RIGHT-OF-WAY FOR STATE ROAD 60.

Parcel ID Number: 085865-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Aaron Davis
Richard Land Jr. (Seal)
Address: 4710 E. Shadowlawn, Tampa, Florida 33610

Witness Printed Name: Denise A. Johns
Denise A. Johns (Seal)
Address:

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of April, 2009, by Richard Land Jr, a married man, who is/are personally known to me or who has produced driver's license as identification.



Notary Public
Print Name: _____
My Commission Expires: _____

Post Paid Return Envelope

John Lee
1350 S New Florissant Rd
Florissant MO 63031-8119

*Official US 1st
Class Postage Due
& Paid By
Recipient*



Address Service Requested

John Lee
1350 S New Florissant Rd
Florissant MO 63031-8119

Type of Deed after Property is Sold

■ SWD

■ QCD

■ GWD

INSTRUMENT#: 2009141057, BK: 19229 PG: 1048 PGS: 1048 - 1048 04/30/2009 at 11:01:38 AM, DOC TAX PD (F.S.201.02) \$1775.20 DEPUTY CLERK: SEDSON Pat Frank, Clerk of the Circuit Court Hillsborough County

Prepared by:
Chrissy Boatwright
Hillsborough Title, Inc.
1605 S. Alexander Street, Suite #102
Plant City, Florida 33563
incidental to the issuance of a title insurance policy.
File Number: HT-09-341

**THIS IS NOT A
CERTIFIED COPY**

General Warranty Deed

Made this April 24, 2009 A.D. By
Richard Land Jr, a married man,
whose address is:
4710 E. Shadowland, Tampa, Florida 33610,
hereinafter called the grantor, to
Shar Krasniqi, a single person,
whose post office address is:
5805 N. R. 40 Road, Plant City, Florida 33567, P.O. Box 433, Sydnor, FL 33587
hereinafter called the grantee:

(Whoever uses herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE NORTH 532 FEET AND LESS EXISTING RIGHT-OF-WAY FOR STATE ROAD 60.

Parcel ID Number: **085865-0000**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: **Aaron Davis** Address: **4710 E. Shadowland, Tampa, Florida 33610**

Witness Printed Name: **Denise A. Johns** Address: _____

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of April, 2009, by **Richard Land Jr, a married man,** who is/are personally known to me or who has produced driver's license as identification.

ARONIA DAVIS
MY COMMISSION EXPIRES August 15, 2010
Notary Public
Print Name: _____
My Commission Expires: _____

DEED Individual Warranty Deed - Legal on Face

Paper Work if Financing

Contract For Deed

This agreement constitutes a purchase of the property below by the undersigned:

TIMBERWOLF MOUNTAIN
LOT 2957 Red Oak Drive
Belmont MO

The following provisions and stipulations are a part of this agreement:

Sales price is \$ 13661. Purchaser will pay a nonrefundable down payment of \$ 950 and Monthly payments of \$239 at 0%.

Payments are due on the 18th of each month beginning February 18, 2015

Payments Not received by the due date are subject to a \$29 late charge. Upon satisfactory repayment the seller will execute and deliver unto the purchaser a special warranty deed conveying title in fee simple to the subject property.

In the event all agreed payments are not paid in a timely manner, i.e. three months in arrears, then the purchasers forfeit all claims to the subject property. The seller may re-enter and take full possession of the subject property. Checks returned from your bank for any reason will result in an additional \$39 charge. This property may be paid in full at any time with no prepayment penalty.

In the event purchaser can obtain other financing, upon receipt of the payoff funds, the seller will execute and deliver unto the purchaser a special warranty deed conveying title in fee simple to the subject property.

Taxes and Insurance are to be paid by the purchaser.

December 30, 2014

Received from Christopher Johnston

For payment: check/mo/cash/paypal/echek of \$ 276

Property address: L10, 11, 12, 13, 14 BA, Lake Timberwolf MO

Any balance due \$ 6947.46*

Next regular investment of \$69 is due on 03 /26 /2015

~Investments made before &/or in addition to regular
Investments will be applied 100% to principal~

Please Allow Time for Mailing.

Thank you,

Heartland Hideaways LLC

1350 S New Florissant Rd

Florissant MO 63031-8119

Address Service Requested

Heartland Hideaways LLC
1350 S New Florissant Rd
Florissant MO 63031-8119

(Space above reserved for Recorder of Deeds Certification)

SPECIAL WARRANTY DEED

This Deed, Made and entered into this _____ day of January, 2015, by and between

Heartland Hideaways, LLC
1350 S. New Florissant Rd., Florissant MO 63031

of the County of St. Louis, State of Missouri, Grantor(s), and

Frank B Curles Jr. & Judy G Curles
594 N Airlinet Rd
Rensselaer IN 47978

of the County of Jasper, State of Indiana Grantee(s).

Witnesseth, that the said Grantor(s), for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee(s), the receipt of which is hereby acknowledged, do by these presents *Bargain and Sell, Convey and Confirm* unto the said Grantee(s), the following described Real Estate, situated in the County of St. Francois and State of Missouri, to-wit:

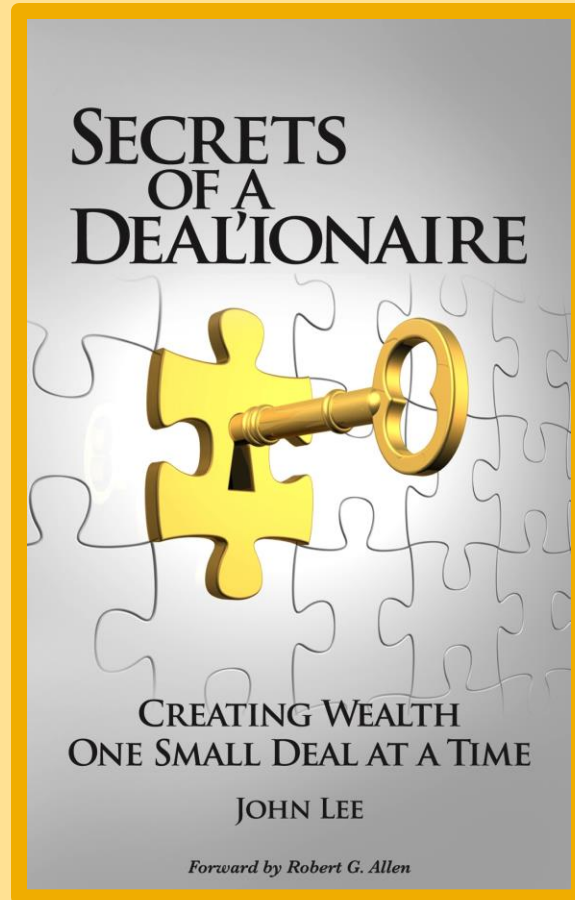
02-70-23-30-010-0020.00
LAKE TIMBERWOLF
LOT 288 PLAT 16

Subject to Building lines, easements, restrictions and condition of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto, the said Grantee(s), and to the heirs and assigns of such parties forever.

The said Grantor(s) hereby covenanting that said party and the successors and assigns of such party, shall and will Warrant and Defend the title to the premises unto the said grantee(s), and to the heirs and assigns of such party forever, against the lawful claims of all persons claiming by, through or under Grantor(s) but

End of Module



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