

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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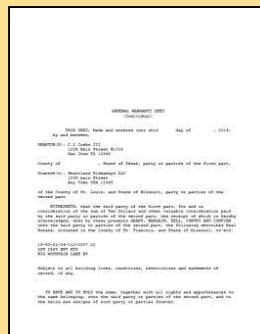
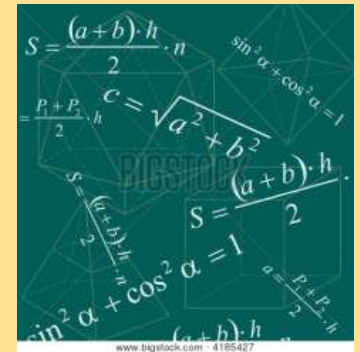
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Asking for *FREE* Properties

- Where to Look
- What to do
- Paper Work



Where to Look

A large, dense table of public records data, likely a directory listing. The table is organized into multiple columns and rows, containing a vast amount of text. The text is too small to read clearly, but it appears to be a comprehensive list of records, possibly organized by state or county. The table is presented in a grid-like format with vertical and horizontal lines separating the data into cells.

What to do



Paper Work

John R. Lee

1234 Main Street
Any Town USA 12345
123-456-7890

john@heartlandhideaways.com

February 10, 2014

Hello Friends,

Your property at 123-5 Main 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 that is acceptable simply put 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 R Lee

ORIGINAL WARRANTY DEED (Underlined)

THIS DEED, made and executed (one who day of , 2014,
by and between,

DEBATOR(S): C. L. Deane III
1234 Main Street ELIZA
Any Town US 12345

County of , State of Texas, party or parties of the first part,

GRANTOR(S): Heartland Hideaways LLC
1234 Main Street
Any Town USA 12345

of the County of St. Louis, and State of Missouri, party or parties of the
second part;

WITNESSETH, that the said party of the first part, for and in
consideration of the sum of Ten Dollars and other valuable consideration paid
by the said party or parties of the second part, the amount of which is hereby
acknowledged; and by these presents WARRANT, WARRANT, SELL, CONVEY AND CONFIRM
unto the said party or parties of the second part, the following described Real
Estate, situated in the County of St. Francis, and State of Missouri, to-wit:

10-00-21-04-000-0007-00
123 1245 1234 123
123 123456789 1234 56

Subject to all building laws, ordinances, restrictions and covenants of
record, if any.

TO HAVE AND TO HOLD the above, together with all rights and appurtenances to
the same hereinafter, unto the said party or parties of the second part, and to
the heirs and assigns of such party or parties forever.

Heartland Hideaways LLC
1234 Main Street
Any Town USA 12345

Heartland Hideaways LLC
1234 Main Street
Any Town USA 12345

Giving away *FREE* properties for Profit

- Ad:

FREE House!

You ONLY pay for the transaction cost which includes all paperwork, transfer, filing, recording and Delivery to You!

This is an auction for the high bidder of the transaction cost and the property is FREE!

More info:

Becoming Your Own Bank

Offer properties for cash and financing alternative for long term passive income



Selling & Marketing

- Small Payments or Significant Cash Discount
 - Sell As Is ~ Where Is ~ How Is



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 ☺



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!!!



Paper Work for Financing

- CFD
- Receipt
- Return Envelope or eMail
- Deed when Satisfied



CFD

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.

Receipt

December 30, 2014

Received from Christopher Johnston

For payment: check/mo/cash/paypal/echeck 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,

Post Paid Return Envelope or eMail Receipt

John Lee 1350 S New Florissant Rd Florissant MO 63031-8119	Official US 1" Class Postage Due & Paid By Recipient 
<u>Address Service Requested</u>	John Lee 1350 S New Florissant Rd Florissant MO 63031-8119

Hi jason,

Thank you for your timely investment in your property at Lake Laguna Palma. I'm attaching you confirmation. Let me know if I can answer any questions. Thanks again.

Warmest regards,

John Lee
314-291-1717

[PropRec2015.docx](#)

[View](#) | [Download](#) ▼

[Reply](#), [Reply All](#) or [Forward](#) | [More](#)

Type of Deed after Property is Sold

- SWD
- QCD
- GWD

DOCUMENT#: 2009141057, REC: 12029 PG: 1048 PGS: 1048 ~ 1048 04/30/2009 at 11:01:38 AM, DOC TAX PD(F.S.201.02) \$1775.20, DEPUTY CLERK:SEDGCM Pat. Frank, Clerk of the Circuit Court Hillsborough County

Prepared by:
Christy Hooten
Hillsborough Title, Inc.
1801 S. Alexander Street, Suite 8102
Plant City, Florida 33613
(located in the presence of a 180 degree policy)
File Number: 10-09-042

**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:
4718 E. Shadowland, Tampa, Florida 33618,
hereinafter called the grantor, to
Kier Kramling, a single person,
whose post office address is:
2801 S.R. 60 Lane, Plant City, Florida 33604,
hereinafter called the grantee:

(Witness and been by two "grantor" and "grantee" each of the parties to this instrument and the two, legal representatives and heirs of both, and the successors and assigns of both.)

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, conveys, sells, alien, releases, remises, covenants 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 512 FEET AND LESS EXISTING RIGHT-OF-WAY FOR STATE ROAD 66.

Parcel ID Number: 888885-0000

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 therein.

Together with all the easements, benefits and appurtenances thereto belonging or to anywise appertaining.

To Have and to Hold, the same to the grantee hereon:


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 lawfully 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 this day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] *[Signature]*
Witness Present Name: Aaron Davis Richard Land Jr. (Ind)
Address: 4718 E. Shadowland, Tampa, Florida 33618
[Signature] *[Signature]*
Witness Present Name: Denise A. Johns Address: (Ind)

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 personally known to me or who has produced acceptable evidence as to his identity.

 *[Signature]*
Notary Public
Print Name: _____
My Commission Expires: _____

2003 Individual Warranty Deed - Legal or Public

Splitting Properties without Surveys or Engineering

...in pursuance of the powers in him vested as hereinbefore stated, on of the sum of Five hundred forty-five dollars and sixty-seven cents (\$545.67) and paid by the said Heartland Hideaways, Inc, Grantee, the receipt of which is acknowledged, does by these presents, grant, bargain, sell and convey unto the said piece or parcel of land situated in the County of St. Francois, State of Missouri, as follows:

16-30-05-11-007-0011.00
IRON MOUNTAIN LAKE #5
LOT 2851 THRU 2855
ENT RTS

0008, 80

53+54
is 14032

Combining Properties without Surveys or Engineering

3 Lots combined – Not Adjoining
L105 B107 P18 + L64 B107 P18 + L60 B107 P18 =
1 deed = 1 recording fee

WITNESSETH THEREFORE, for the sum of One hundred thirty-nine Dollars and 22/100 cents (\$ 139.22), The said Grantor, hereby grants, bargains and sells unto the said Grantee, their heirs, successors and assigns, forever the tract or parcel of land, situate in the County of BENTON and State of Missouri, and described as follows:

Lot One hundred five (105), Block One hundred seven (107),
Flat Eighteen (18), East Tree Harbor, a subdivision in Benton
County, State of Missouri, according to the recorded plat thereof.

Subject to easements, reservations and restrictions of record.

WITNESSETH THEREFORE, for the sum of One hundred, seven Dollars and 22/100 cents (\$ 107.22), The said Grantor, hereby grants, bargains and sells unto the said Grantee, their heirs, successors and assigns, forever the tract or parcel of land, situate in the County of BENTON and State of Missouri, and described as follows:

Lot Sixty (60), Block One hundred seven (107), Flat
Eighteen (18), East Tree Harbor, a subdivision in
Benton County, State of Missouri, according to the
recorded plat thereof.

Subject to easements, reservations and restrictions of record.

To have and to hold the said last mentioned tract or parcel of land, with the appurtenances thereto belonging to the said Grantee(s), heirs, successors and assigns forever, in as full and complete manner as the Collector of said county is empowered by law to sell the same.

WITNESSETH THEREFORE, for the sum of One hundred thirty-nine Dollars and 22/100 cents (\$ 139.22), The said Grantor, hereby grants, bargains and sells unto the said Grantee, their heirs, successors and assigns, forever the tract or parcel of land, situate in the County of BENTON and State of Missouri, and described as follows:

Lot Sixty-four (64), Block One hundred seven (107),
Flat Eighteen (18), East Tree Harbor, a subdivision
in Benton County, State of Missouri, according to
the recorded plat thereof.

Subject to easements, reservations and restrictions of record.

To have and to hold the said last mentioned tract or parcel of land, with the appurtenances thereto belonging to the said Grantee(s), heirs, successors and assigns forever, in as full and complete manner as the Collector of said county is empowered by law to sell the same.

Bank of America AdvantageSM

354

11-05 417-254-4102 1509 CESSNA RD. CABOGL, MO 63688-9374

Keith R. ARMOUR

Due 12-26-06

Pay to the order of Henatland Hideaways \$ 2,044.33

Two thousand Forty Four 33 Dollars

Bank of America

MEMO land

008 100003 20 00354 1 28 1903 10354

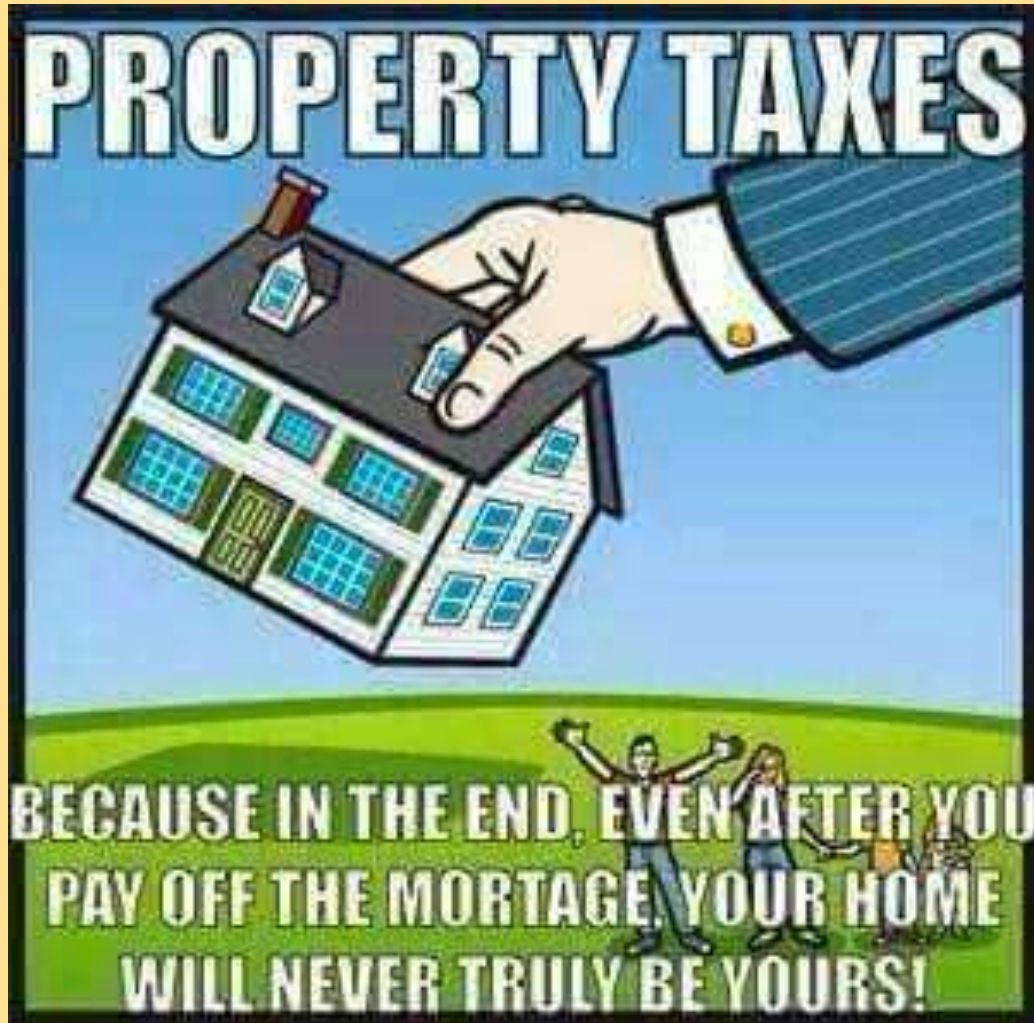
Recap

What We Learned

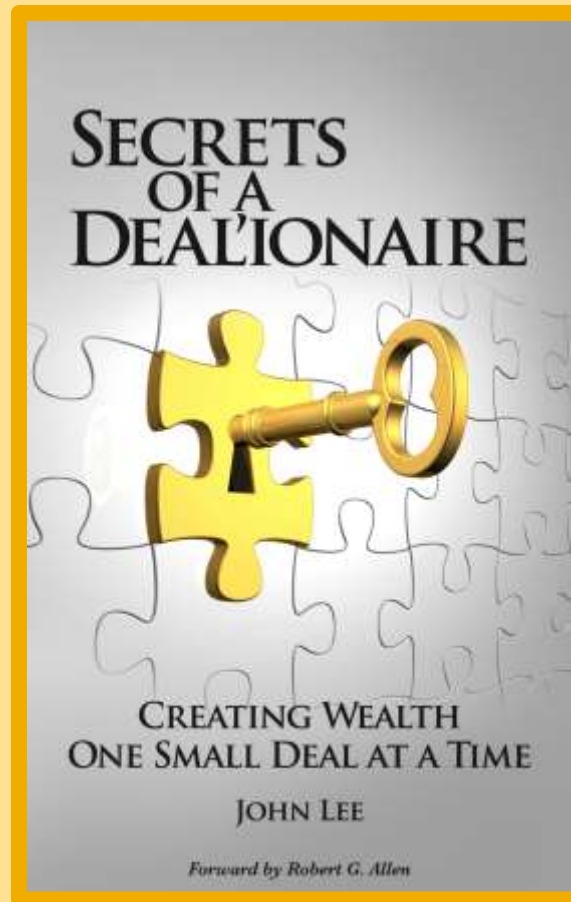
- Where to Buy Properties for little or No money (Yes some are Free) because of OPRET
- Other People's Real Estate Taxes
- What to Do & What *Not* to Do
- Who to talk to
- Simplified paper work
- Selling & Marketing Your Properties
- Financing, Funding & Becoming Your Own Bank



Cashing on OPRETS



End of Module



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