

BENEFITS of the JE Holdings, LLC

LAND TRUST STRUCTURE

URGENT UPDATE: "HOME TITLE THEFT" **See Page 4 below**

1. If you hold "title" to **real estate** in your name. All the following ends up on the public record:

- Your address. Now anyone can find you
- The equity you have in your home
- The amount left on your [mortgage](#)
- The appraised value of your home
- The floor plan of your home
- The amount of your [property taxes](#) and whether you paid them.

Our question to you: Name one benefit of having "title" to your home in your name? Go ahead – we are waiting. The reason you are having trouble is that there is literally no good reason to have "title" to your house in your name. Conversely, many, many bad things can happen to a person who holds "title" to real property in their name. To wit:

1. **Anyone can find out where you live. In this era, that can be dangerous, especially if you are a high-net-worth or high profile, individual.**
2. **Anyone can find out your approximate net worth. You become a target for predatory lawsuits.**
3. **Your property can be a significant source of liability. If someone accidentally dies or becomes injured on your property, the damages may far exceed your liability policy. This can cause you to lose every asset held in your name – including your house. Landlords are particularly susceptible to this risk.**
4. **The car you drive every day, like your house, can also expose all assets held in your name to the risk of loss, where there is a catastrophic accident, with damages in excess of your automobile liability policy. This occurrence can cause you to lose your house if the "title" is held in your name.**
5. **The IRS or any other judgment creditor can either seize your house or place a Lien against it.**
6. **In the real estate debacle of 2007-2008, many homeowners who faced foreclosure had their personal credit ruined when they filed a Bankruptcy to save their homes. If "title" is not in your name, the Land Trust can file the Bankruptcy – thus, saving your credit.**

7. **With Covid -19, we are about to witness a replay of 2007-2008. It would be wise and prudent to take the "title" to your property out of your name – now.**
8. **Having a house in your name will make you ineligible to receive state or federal government benefits. This may be especially important for Medicaid planning for your elderly parents.**

Our unique Asset Protection, Land Trust Structure, is designed to make the discovery of the true ownership of real estate virtually IMPOSSIBLE and, therefore, safe from seizure.

It includes the following components:

1. LAND TRUST AGREEMENT
2. Documents to make the LLC the True Owner of the Property
3. An out-of-state ANONYMOUS ownership LLC

WHO WILL BENEFIT: (1) Homeowners, (2) Landlords, (3) Celebrities, (4) High-Net-Worth persons, (5) Commercial Property owners, (6) Anyone facing a Pending Tax Lien or Lawsuit Judgment.

THE PROCEDURE: We establish your Land Trust and a new LLC. We then prepare a new Grant Deed to transfer "title" to the property into the name of the Land Trust. Once the new Deed is recorded, anyone looking up your home address will no longer see your name. The Land Trust will now hold the title.

WHY: The essential tenet of Asset Protection is that you should never "own anything." If you "own nothing," no one can take anything away from you. You can be dispossessed of your house by a lawsuit judgment as a result of a catastrophic auto accident, death or injury to a guest on your property, lawsuit judgment as a result of your business activity, the IRS, Divorce, and any one of approximately 100 State and Federal Civil Forfeiture statutes.

History is replete with the names of famous and not-so-famous persons whose homes have been seized by the IRS (Under Section 6334) or other judgment creditors. That Credit Card company that obtained a \$20,000.00 judgment against you can place a lien on your house. Now, you cannot sell your home without paying them off.

Here are some famous names who have had their homes seized by the IRS: Willie Nelson, Redd Foxx, David Allan Coe (Country Music singer), etc. Even if their homes were not seized, many were forced to sell their homes to pay off an IRS tax obligation.

Go here to see seized homes for sale now: <https://www.usmarshals.gov/assets/sales.htm>

There are significant benefits to being an essentially anonymous homeowner. Anonymity makes you less of a target for predatory lawsuits. In this era, this is especially true if you are a celebrity or a high net-worth individual. You do not want where you live to be discoverable by anyone with access to the internet.

Many times, persons who have a judgment against you will put a Lien on your home. The IRS can do the same thing "without a judgment," by the way. Neither of these parties can do this if they can't find out what you own.

When you initially purchase the property, you should record the "Title" directly into the Land Trust FROM ESCROW. Imagine a Creditor's NIGHTMARE in this scenario if he was trying to determine if you owned real estate. The fact that the property was transferred into the Land Trust DIRECTLY from ESCROW provides a superior level of anonymity because your name will not appear in the "chain of title." If this homeowner ever faced foreclosure, he could bankrupt each entity (the Land Trust and the LLC) -- one at a time --and tie up the foreclosure for a very, very long time.

Your JE Holdings, LLC Land Trust Structure includes an out-of-state LLC that is essentially anonymous. Creditors and Lien Holders will not be able to discover the ownership of this LLC. Included in your LLC Kit are copies of your LAND TRUST AGREEMENT and another document that secretly removes ownership of the property from the Land Trust. Keep in mind that with this structure, your LAND TRUST AGREEMENT and OTHER DOCUMENTS are your PRIVATE documents. Do not REVEAL them to anyone. If there is ever an attack on your property, this structure will protect it from potential creditors, judgments, and liens. If you ever need to REFINANCE, the funder will require you to put the property back in your name. After the refinancing, the property should again be placed in the LAND TRUST. We would be happy to perform these services for you if needed.

Never reveal anything about your LLC that is part of your Land Trust Structure to anyone. In this structure, your LLC is the true owner of the property. No one knows this except you. This is your "ace in the hole." Keep this information close to the vest.

Only the JE Holdings, LLC Land Trust Structure will protect your home from seizure by the IRS or any other judgment creditor.

WHEN: You should utilize this structure immediately. It is the ultimate insurance policy that will prevent your home from being taken away from you. However, like all insurance policies, it won't work "after" the triggering event has occurred.

COST: 1. \$5,000.00 / \$0 - \$500,000.00 appraised value
2. \$7,500.00 / \$500,001.00 - \$750,000.00
3. \$9,500.00 / \$750,001.00 - \$1,000,000.00
4. \$10,500.00 / \$1,000,001.00 - \$5,000,000.00
5. Quote / \$5,000,001.00 +

WHAT WE NEED FROM YOU: If you decide that this Land Trust Structure is right for you, we will need you to provide TWO NAMES. One for the Land Trust and one for your new LLC. Your Land Trust name can be anything. For your LLC name, please keep in mind that a generic-sounding name will probably not be available. If you wish, you may provide us with three names rank-ordered by preference. If the name is not important to you, we would be happy to generate names for you.

Please do not hesitate to call with any questions or concerns.

With Highest Regards,
JE Holdings, LLC

PS:

**URGENT UPDATE:
MUST READ**

The new crime of: "HOME TITLE THEFT" is rising five times faster than Credit Card Theft. This crime is only possible because the title to the property is held in someone's name. The JEH Land Trust Structure makes it almost impossible to become a victim of this kind of crime.

For more information on Home Title Theft, go here: <https://HomeTitleLock.com>

EXHIBITS ON THE FOLLOWING 3 PAGES

Page 5: Shows 2 owners after transfer to the Land Trust.

Page 6: Shows owners BEFORE transfer to the Land Trust

Page 7: Shows owners AFTER transfer to the Land Trust.

Page 4 of 7



Property Information

Primary Owner : STUNNA G LLC TR
Secondary Owner : GOLDEN LAND TRUST
Site Address : 18235 CHATHAM LN
 PORTER RANCH, CA 91326-3614
Mailing Address : 18235 CHATHAM LN
 PORTER RANCH, CA 91326
Assessor Parcel Number : 2870-018-026
Census Tract : 1081.03
Housing Tract Number : 28645
Lot Number : 47
Legal Description : Lot: 47 ; Tract No: 28645 ; Abbreviated Description: LOT:47
 TR#:28645 *TR=28645 LOT 47

Property Characteristics

Bedrooms : 5	Year Built : 1987	Square Feet : 3986
Bathrooms : 4.0	Garage : N/A	Lot size : 11346 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 1
Total Rooms : 0	Pool/Spa : P	Use Code : Planned Unit Development (PUD) (Residential)
Zoning : LARE11		

Sale Information

Transfer Date : 03/05/2018	Document # : 18-0211448
Transfer Value : N/A	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender:
Loan Type :	

Assessment/Tax Information

Assessed Value : \$1,009,800	Tax Amount : \$12,459.40
Land Value : \$551,616	Tax Status : Current
Improvement Value : \$458,184	Tax Rate Area : 0-016
Percent Improvement : 45 %	Homeowner Exemption : N

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Customer Service Rep:

E - Jocelyn



Property profile - 1762 W 36th St & 1758 W 36th St

First American Customer Service OC
 <TISC.OC.CUSTOMERSERVICE@firstam.com>

Jan 24,
 2018, 2:59 PM

Hello,

Property profile is attached. Please see snapshot below:

PROPERTY AND OWNER INFORMATION	
Address	1762 W 36th St
City / State / Zip	Los Angeles, CA 90018
APN	5041-014-008
Current Vested Owner	Maceo XXXXXXXX, an Unmarried Man
Purchase Date	Not Available
Purchase Amount	Not Available
Tax Status	1st half is PAID 2nd half is Open for \$47,156.60

OPEN LOAN INFORMATION**			
Position	Amount	Recording Date	Default
First	\$260,000.00	12/29/2016	
Second	\$185,600.00	11/06/2017	

PROPERTY AND OWNER INFORMATION	
Address	1758 W 36th St
City / State / Zip	Los Angeles, CA 90018
APN	5041-014-009
Current Vested Owner	Maceo XXXXXXXXXXXX, an Unmarried Man
Purchase Date	Not Available
Purchase Amount	Not Available
Tax Status	PAID - for each half

OPEN LOAN INFORMATION**			
Position	Amount	Recording Date	Default
First	\$224,000.00	05/27/2015	

**Property Profile & Snapshot - 1762 W 36TH ST & 1758 W 36TH ST
(Property Profile TODAY after transfer to a Land Trust)**

Hello,

Property Profiles are attached.

PROPERTY AND OWNER INFORMATION	
Address	1758 W 36th St
City / State / Zip	Los Angeles, CA 90018-3811
APN	5041-014-009
Current Vested Owner	BRICK HOUSE LAND TRUST
Purchase Date	Not Available
Purchase Amount	Not Available
Tax Status	1st half is Open for \$179.59 2nd half is Open for \$179.5

OPEN LOAN INFORMATION**			
Position	Amount	Recording Date	Default
First	\$224,000.00	05/27/2015	

PROPERTY AND OWNER INFORMATION	
Address	1762 W 36th St
City / State / Zip	Los Angeles, CA 90018-3811
APN	5041-014-008
Current Vested Owner	RED BARRON LAND TRUST
Purchase Date	Not Available
Purchase Amount	Not Available
Tax Status	1st half is Open for \$310.42 2nd half is Open for \$310.40

OPEN LOAN INFORMATION**			
Position	Amount	Recording Date	Default
First	\$260,000.00	12/29/2016	
Second	\$185,600.00	11/06/2017	