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**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

**TO:** Dealsinsured.com  
Estate Escrow  
Neil Gillespie  
34 Lion Fields Avenue  
Coventry CV59GN  
West Midlands  
Great Britain

**DESIST AND REFRAIN ORDER**  
**(For violations of sections 17200 and 17403 of the California Financial Code)**

The California Corporations Commissioner finds that:

1. Dealsinsured.com, Estate Escrow and Neil Gillespie have engaged in the business of an escrow agent by advertising escrow services over the internet at [www.dealsinsured.com](http://www.dealsinsured.com), from 2004 to the present as follows:

a) Dealsinsured.com represents on its website that the process works as follows: The buyer and seller agree to the terms of the transaction. The buyer pays Dealsinsured.com, which verifies the payment. Dealsinsured.com notifies the seller to ship its merchandise and then verifies that the buyer receives the shipment. The buyer accepts the goods. Dealsinsured.com then pays the seller and the transaction is complete.

b) Dealsinsured.com and Estate Escrow claim to protect both the buyer and the seller from fraud with this process.

c) Dealsinsured.com, Estate Escrow and Neil Gillespie have represented that their escrow services are provided by Dealsinsured.com, which is “fully licensed and accredited as an escrow company and is subject to compliance with all applicable escrow regulations.”

1 d) Dealsinsured.com, Estate Escrow and Neil Gillespie have represented that  
2 Dealsinsured.com and Estate Escrow holds Department of Corporations license number 01244804.  
3 In fact, license number 01244804 is not a Department of Corporations license number, but is a  
4 Department of Real Estate license number issued to TLP Funding.

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6 2. Neither Dealsinsured.com, Estate Escrow nor Neil Gillespie has been issued a license from  
7 the Commissioner authorizing them to conduct business as an escrow agent, as required by California  
8 Financial Code section 17200.

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10 3. Neither Dealsinsured.com, Estate Escrow nor Neil Gillespie is exempt from the licensing  
11 requirements of Section 17200.

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13 4. Neither Dealsinsured.com, Estate Escrow nor Neil Gillespie has been issued a license from  
14 the Commissioner authorizing them to use words indicating that they are in the escrow business, as  
15 required by California Financial Code section 17403.

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17 Based upon the foregoing findings, the California Corporations Commissioner is of the opinion that  
18 Dealsinsured.com, Estate Escrow and Neil Gillespie and their officers directors, partners, agents,  
19 employees and/or servants are in violation of California Financial Code sections 17200 and  
20 17403(a). Pursuant to California Financial Code section 17416, Dealsinsured.com, Estate Escrow  
21 and Neil Gillespie are hereby ordered to desist and refrain from engaging in the business of receiving  
22 escrows for deposit or delivery without first obtaining a license from the Commissioner. Pursuant to  
23 California Financial Code section 17403(b), Dealsinsured.com, Estate Escrow and Neil Gillespie are  
24 further ordered to immediately desist and refrain from issuing, circulating, or publishing any  
25 advertisement by means of any communication, including any website, or making use of or  
26 circulating any letterheads, billheads, blank notes, blank receipts, blank escrow instructions,  
27 certificates, circulars, or any written or printed paper containing any fictitious or corporate name or  
28 other words indicating that they are in the escrow business.

1 This Order is necessary, in the public interest, for the protection of investors and consistent with the  
2 purposes, policies and provisions of the California Escrow Law. This order shall remain in full force  
3 and effect until further order of the California Corporations Commissioner.

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Dated: May 24, 2005  
Sacramento, California

WAYNE STRUMPFER  
Acting California Corporations Commissioner

By: \_\_\_\_\_  
ALAN S. WEINGER  
Acting Deputy Commissioner  
Enforcement Division