

From/Claimant(s): Kevin Walker, *Authorized Representative*

Real Private IRR Trust

30650 Rancho California Road #406-251

Temecula, California [92591]

Non-domestic *without* the United States

kevinwalker1917@gmail.com

Date: April 9, 2025

To/Respondent(s): Martin Conroy, Susan Turner,

Bruce W. Quinn, Susan L. Quinn, Fiduciary(ies)

c/o **SAILFISH POINT REALTY LLC and Q2 Management LLC**

1648 South East Sailfish Point boulevard

Stuart, Florida [34996]

martinconroy33480@gmail.com

AFFIDAVIT OF COMMERCIAL DISHONOR

I, **Kevin: Walker**, a living man, over the age of majority, being competent to testify and having **first hand knowledge** of the facts herein **declare (or certify, verify, affirm, or state)** under penalty of perjury under the laws of the **United States of America** that the following is true and correct, to the best of my understanding and belief, and in **good faith**:

1. I am the duly authorized **Fiduciary and Executor** of the REAL PRIVATE IRR TRUST, acting in that lawful capacity and not in any individual or private role.
2. This Affidavit pertains to commercial and equitable matters involving the real property located at:
3016 SE Dune Drive, Stuart, Florida 34996 ("the Property")
3. On or about **April 9, 2025 at 11:43 AM**, I spoke to **Martin Conroy**, a licensed real estate broker affiliated with **Sailfish Point Realty, LLC**, who has been acting as a representative in connection with the above-described property.
4. Prior to this phone call, the following had been lawfully delivered to and received by Mr. Conroy and/or associated parties:
 - A full, unconditional **commercial offer** to purchase the property

- A **private negotiable instrument** in the amount of **Forty-Five Million Dollars (\$45,000,000.00 USD)**, tendered in good faith and in accordance with **UCC § 3-104** and **UCC § 3-303**
- Affidavits of Tender, Performance, Dishonor, and Default
- A courtesy copy of the Verified Complaint to Quiet Title and for Equitable Relief

5. To date, the above-referenced negotiable instrument has not been returned, dishonored, lawfully refused, nor rebutted, and therefore remains in the possession, control, or constructive custody of Mr. Conroy and/or the Defendants he represents.

6. On the aforementioned call, Mr. Conroy expressly stated:

"I am ignoring you."

7. This verbal admission constitutes:

- **Commercial dishonor** and **bad faith in commerce**
- **Willful refusal** to respond, rebut, or cure
- A knowing **waiver of opportunity to resolve the matter honorably**
- **Retention of a lawful tender** and thus **acceptance by conduct**, under UCC §§ 2-204, 3-303, and general principles of contract law

8. As of this date, Mr. Conroy has:

- Received and retained a **lawful negotiable instrument tendered for full value**;
- Failed to reject or return the instrument in accordance with law;
- Refused to communicate, negotiate, or rebut the commercial presentment;
- Expressly admitted to **ignoring lawful process**;

...and is now in **commercial default, equitable breach**, and may be deemed as having **converted a financial instrument** valued at **\$45,000,000 USD**, for which **restitution, conveyance, and/or equitable remedy is now due and owing**

Executed "*without the United States*" in compliance with **28 USC § 1746**.

FURTHER AFFIANT SAYETH NOT.

VERIFICATION:


Pursuant to 28 U.S.C. § 1746

BY AUTHORIZED REPRESENTATIVE WITH FIRSTHAND KNOWLEDGE

I, Kevin Walker, In my natural, private capacity, as authorized executor and fiduciary — not a U.S. citizen or agent of the United States, over the age of 18, competent to testify, and having **firsthand knowledge** of the facts stated herein, do hereby **declare, certify, verify, affirm, and state** under penalty of perjury under the laws of the **United States of America**, that the foregoing statements are **true, correct, and complete**, to the best of my **understanding, knowledge, and belief**, and made in **good faith**.

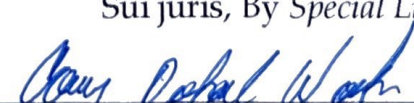
Executed, signed, and sealed this 11th day of April in the year of Our Lord two thousand and twenty five, *without* the United States, **with all rights reserved and without recourse and without prejudice**.

All rights reserved without prejudice or recourse, UCC § 1-308, 3-402.

By: 
Kevin Walker, Attorney-In-Fact, Authorized Representative

Let this document stand as truth before the Almighty Supreme Creator and let it be established before men according as the scriptures saith: *"But if they will not listen, take one or two others along, so that every matter may be established by the testimony of two or three witnesses."* Matthew 18:16. *"In the mouth of two or three witnesses, shall every word be established"* 2 Corinthians 13:1.

Sui juris, By Special Limited Appearance,
By: 
Donnabelle Mortel (WITNESS)

Sui juris, By Special Limited Appearance,
By: 
Corey Walker (WITNESS)

LIST OF EXHIBITS / EVIDENCE:

1. **Exhibit A:** Affidavit of Completed Sale, Discharge by Tender, and Vesting of Title in Real Private IRR Trust, with Demand for Deed and Escrow Closure (Registered Mail #RF775820771US),, dated April 5, 2025 (copy).
2. **Exhibit B:** AFFIDAVIT OF PERFECTED SECURITY INTEREST, EQUITABLE CLAIM, AND DEMAND FOR LAWFUL DEED OF CONVEYANCE (Registered Mail #RF775820771US), dated April 6, 2025 (copy).
3. **Exhibit C:** Affidavit of Lis Pendens and Constructive Notice of Secured Equitable Interest in Real Property Located at 3016 SE Dune Drive, Stuart, FL 34996 (Express Mail #EI126149320US), dated April 8, 2025 (copy).
4. **Exhibit D:** FINAL NOTICE AND DEMAND FOR CONVEYANCE, RELEASE, AND EQUITABLE CLOSURE, with Hold Harmless Agreement and Mutual Release of Claims (Express Mail #EI157615843US), dated April 8, 2025 (copy).
5. **Exhibit E:** Florida UCC-1 Filing, Reference No. 202500855099 (copy)
6. **Exhibit F:** Nevada UCC-1 Filing, Reference No. 2025464820-9 (copy)
7. **Exhibit G:** Signed Offer/*Negotiable Instrument* dated March 28, 2025 (copy).
8. **Exhibit H:** Email response dated March 28, 2025, at 11:21 AM (copy).
9. **Exhibit I:** Email response dated March 28, 2025, at 11:37 AM (copy).
10. **Exhibit J:** Email response dated March 29, 2025, at 11:28 AM (copy).
11. **Exhibit K:** Evidence of subject property taken off market on 04/01/2025 (copy).

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PROOF OF SERVICE:

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I competent, over the age of eighteen years, and not a party to the within action. My mailing address is the Walkernova Group, care of: 30650 Rancho California Road suite #406-251, Temecula, California [92591]. On April 9, 2025, I served the within documents:

1. AFFIDAVIT OF COMMERCIAL DISHONOR.

2. Attachments/Exhibits A through K

By United States Mail. I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below by placing the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepared. I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail in Riverside County, California, and sent via Registered Mail with a form 3811.

Martin Conroy, Susan Turner, Bruce W. Quinn, Susan L. Quinn,
Fiduciary(ies)
c/o **SAILFISH POINT REALTY LLC and Q2 Management LLC**
1648 South East Sailfish Point boulevard
Stuart, Florida [34996]
Registered Mail #RF775820771US

Bruce W. Quinn, Susan L. Quinn, Fiduciary(ies)
c/o **Q2 Management LLC**
3016 South East Dune Drive
Stuart, Florida [34996]
Express Mail #ER157615857US

On April 9, 2025, I served the within documents by Electronic Service. Based on a court order and/or an agreement of the parties to accept service by electronic transmission, I caused the documents to be sent to the persons at the electronic notification addresses listed below.

Martin Conroy, Susan Turner, Bruce W. Quinn, Susan L. Quinn,
Fiduciary(ies)
c/o SAILFISH POINT REALTY LLC and Q2 Management LLC
1648 South East Sailfish Point boulevard
Stuart, Florida [34996]
martinconroy33480@gmail.com
susan.Turner@corcoran.com

Bruce W. Quinn, Susan L. Quinn, Fiduciary(ies)
c/o Q2 Management LLC
3016 South East Dune Drive
Stuart, Florida [34996]
martinconroy33480@gmail.com
susan.Turner@corcoran.com

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on April 9, 2025 in Riverside County, California.

/s/Corey Walker/
Corey Walker

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NOTICE:

Using a notary on this document does *not* constitute any adhesion, *nor does it alter my status in any manner*. The purpose for notary is verification and identification **only** and **not** for entrance into **any** foreign jurisdiction.

JURAT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Riverside)
County of Riverside) ss.

Subscribed and ~~sworn~~ to (or affirmed) before me on this 9th day of April, 2025 by Kevin Walker proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Joyti Patel, Notary public
print
Joyti Patel Seal:

