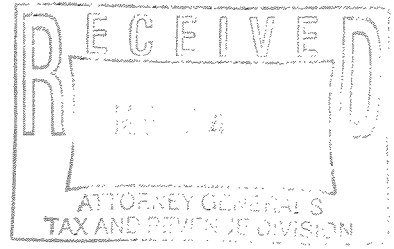


M. GALE LEMMON #4363
 Assistant Attorney General
 MARK L. SHURTLEFF #4666
 Attorney General
 Attorneys for Utah Insurance Department
 160 East 300 South, Fifth Floor
 P.O. Box 140874
 Salt Lake City, UT 84114-0874
 Telephone (801) 366-0375



**BEFORE THE INSURANCE COMMISSIONER
 OF THE STATE OF UTAH**

COMPLAINANT:

UTAH INSURANCE DEPARTMENT

RESPONDENT:

SUMMIT ESCROW & TITLE INSURANCE
 AGENCY, LLC

1500 Kearns Blvd., Suite E-100
 P.O. Box 503
 Park City, UT 84060
 License No. 90558

**STIPULATION
 &
 ORDER**

Docket No. 2011-007 PC

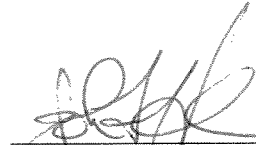
Enf. Case No. 2598

STIPULATION

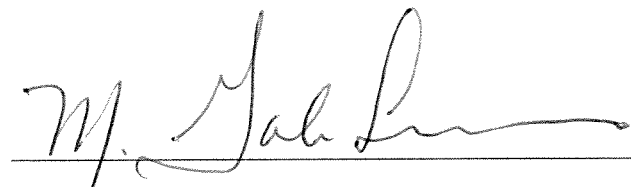
1. Respondent, Summit Escrow & Title Insurance Agency, LLC, is a licensed title insurance agency in the State of Utah, holding License No. 90558.
2. Respondent stipulates with the Complainant, Utah Insurance Department, as follows:
 - a. If a hearing were held, witnesses called by the Complainant could offer and introduce evidence that would support the Findings of Fact herein;

- b. Respondent admits the Findings of Fact and Conclusions made therefrom;
 - c. Respondent stipulates to the summary entry of the Order herein which shall be in lieu of other administrative proceedings by Complainant in this matter; and
 - d. Respondent and Complainant have negotiated the terms of the Order entered herein and Respondent agrees to its entry and further agrees to be bound by all its terms.
3. Respondent is aware of its right to a hearing at which it may be represented by counsel, present evidence and cross-examine witnesses. Respondent has irrevocably waived its right to such hearing and to any appeal related thereto.
4. Respondent admits the jurisdiction of the State of Utah Insurance Commissioner as to all matters herein.
5. Respondent is acting herein free from any duress or coercion of any kind or nature, having been advised fully as to its rights set forth herein.
6. Respondent acknowledges that the issuance of this Order by the Commissioner is solely for the purpose of disposition of the matter entitled herein.

DATED this 24th day of March, 2011.



SUMMIT ESCROW & TITLE INSURANCE AGENCY, LLC
John Hanlon, Esq., Member



UTAH INSURANCE DEPARTMENT
M. Gale Lemmon, Assistant Attorney General

Based upon the foregoing Stipulation and information in the file, the Presiding Officer makes the following Findings of Fact:

FINDINGS OF FACT

1. On or about November 30, 2009, Summit Escrow & Title Insurance Agency, LLC (“Summit”), acting as an escrow agent conducted a split closing for property located in Kamas, Utah, Summit’s file no. 09-11-027.
2. Summit represented the buyer in the closing which was a cash closing with no lender.
3. Summit did not issue a policy of title insurance in connection with this closing.

Based upon the foregoing Stipulation and Findings of Fact, the Presiding Officer enters the following Conclusions of Law:

CONCLUSIONS OF LAW

1. In conducting an escrow closing without issuing a policy of title insurance, Summit violated Utah Code Annotated § 31A-23a-406(1).

Based upon the foregoing Findings of Fact and Conclusions of Law, the Presiding Officer herewith enters the following Recommended Order:

RECOMMENDED ORDER

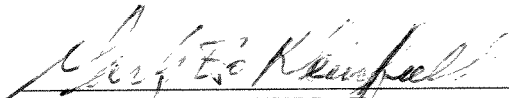
IT IS RECOMMENDED THAT THE TITLE AND ESCROW COMMISSION IMPOSE THE FOLLOWING PENALTY:

1. Summit Escrow & Title Insurance Agency, LLC be assessed an administrative forfeiture in the amount of \$1,000.00, to be paid within 30 days of the adoption of this penalty by the Title and Escrow Commission.
2. The license of Summit Escrow & Title Insurance Agency, LLC be placed on probation for a period of 6 months beginning with the date of the adoption of this penalty by the

Title and Escrow Commission. The terms of probation are that Summit shall have no further violations of the Utah Insurance Code or Rules or of any order of the commissioner.

DATED this 4th day of April, 2011.

NEAL T. GOOCH
INSURANCE COMMISSIONER

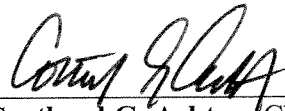


MARK E. KLEINFELD, Esq.
Administrative Law Judge
Utah Insurance Department
State Office Building, Room 3110
Salt Lake City, Utah 84114
Telephone (801) 538-3800

ADOPTION OF RECOMMENDED ORDER AND IMPOSITION OF PENALTY

By a vote of 5 to 0, taken in open meeting on this date, the Title and Escrow Commission hereby adopts the recommended order of the presiding officer and imposes the penalties recommended herein above.

DATED this 11 day of April, 2011.



Cortlund G. Ashton, Chairman
Title and Escrow Commission

NOTIFICATION

Respondent is hereby notified that failure to abide by the terms of this Order may subject you to further penalties, including additional forfeitures of up to \$5,000.00 per violation and the suspension or revocation of your license, and the filing of an action to enforce this Order in the

District Court, which may impose penalties of up to \$10,000.00 per day for continued violation.


You are further notified that other jurisdictions in which you may be licensed may require that you report this action to them.

CONCURRENCE WITH COMMISSION IMPOSED PENALTY

On behalf of the Commissioner of the Utah Insurance Department I hereby concur with the penalty imposed by the Utah Title and Escrow Commission in the above matter.

DATED this 11 day of April, 2011.

NEAL T. GOOCH
INSURANCE COMMISSIONER


MARK E. KLEINFELD
Administrative Law Judge

CERTIFICATE OF MAILING

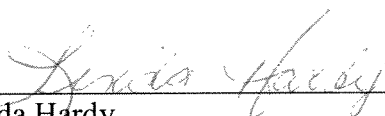
I do hereby certify that on this date I mailed, by regular mail postage prepaid, a true and correct copy of the attached:

STIPULATION
&
ORDER

To the following:

Summit Escrow & Title Insurance Agency, Inc.
1500 Kearns Blvd. Suite E-100
P.O. Box 503
Park City, UT 84060

DATED this 12th day of April, 2011



Linda Hardy
Utah Department of Insurance
State Office Building, Room 3110
Salt Lake City, UT 84114-6901

**UTAH
Invoice**

Printed Date: April 12, 2011

Invoice Date: April 12, 2011
Balance Due: \$1,000.00
Due Date: May 12, 2011
Invoice ID: 504408

SUMMIT ESCROW TITLE INSURANCE AGENCY LLC
PO BOX 503
PARK CITY UT 84060

Item Description	Amount
Monetary Penalty Agency	\$1,000.00
Original Amount Due	\$1,000.00
Payments Received	
	Balance Due

Please note on payment E-Case # 2598 - Docket # 2010-007 PC

**UTAH
Invoice**

Printed Date: April 12, 2011

Invoice Date: April 12, 2011
Balance Due: \$1,000.00
Due Date: May 12, 2011
Invoice ID: 504408

Make checks payable to: Utah Insurance Department

Send payment to:

Utah Insurance Department
3110 State Office Building
Salt Lake City, UT 84114-6901