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UTAH STATE
INSURANCE DEPT.

BEFORE THE INSURANCE COMMISSIONER
OF THE STATE OF UTAH

COMPLAINANT:

UTAH INSURANCE DEPARTMENT

RESPONDENT:

UTAH STANDARD TITLE INSURANCE
AGENCY LLC
195 South Orem Blvd
Orem, UT 84058
License No. 103168

STIPULATION AND ORDER

Docket No. 2011-002 PC

Enf. Case No. 2564

STIPULATION

1. Respondent, Utah Standard Title Insurance Agency LLC is a licensed title insurance agent in the State of Utah, holding License No. 103168.
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.

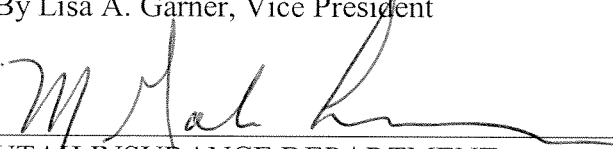
5. Respondent is acting herein free from any duress or coercion of any kind or nature, having been advised fully as to its rights set forth herein.

6. Respondent acknowledges that the issuance of this Order by the Commissioner is solely for purpose of disposition of the matter entitled herein.

DATED this 18th day of November, 2010



UTAH STANDARD TITLE INSURANCE
AGENCY LLC
By Lisa A. Garner, Vice President



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 August 3, 2009, the Department received a complaint alleging that Respondent, Utah Standard Title Insurance Agency LLC, was conducting business without a license.
2. Upon investigating the matter, Department personnel determined that Respondent's license had lapsed on June 30, 2009 and that Respondent had failed to renew its license with the Department.
3. Information was requested from Respondent concerning its activities between June 30, 2009 and August 3, 2009.
4. Respondent disclosed to the Department investigator that it had conducted 43 closings during the period June 30, 2009 through August 3, 2009.
5. Department records indicate that prior to this event, Respondent failed to timely renew its license in 2007; and in 2008, Respondent failed to file its annual report, which resulted in a \$2,000 forfeiture.

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

CONCLUSIONS OF LAW

1. Utah Code Ann. § 31A-23a-103 (2009) states:

31A-23a-103. Requirement of license.

- (1) (a) Unless exempted from the licensing requirement under Section **31A-23a-201** or **31A-23a-207**, a person may not perform, offer to perform, or advertise any service as a producer, limited line producer, customer service representative, consultant, managing general agent, or reinsurance intermediary in Utah, without a valid individual or agency license issued under this chapter.
- (b) A valid license includes at least one license type and one line of authority pertaining to that license type.
- (c) A person may not utilize the services of another as a producer, limited line producer, customer service representative, consultant, managing general agent, or reinsurance intermediary if that person knows or should know that the other does not have a license as required by law.
- (2) This part may not be construed to require an insurer to obtain an insurance producer license.
- (3) An insurance contract is not invalid as a result of a violation of this section.

2. Respondent was in violation of the above statute when it conducted 43 closings during the period it was not licensed.

3. An administrative forfeiture in the amount of \$5,000.00 and probation for a period of 24 months is appropriate under the circumstances of this case.

RECOMMENDED ORDER

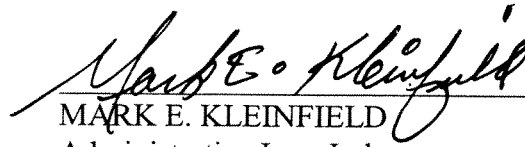
IT IS RECOMMENDED THAT THE TITLE AND ESCROW COMMISSION IMPOSE THE FOLLOWING PENALTY:

1. Respondent, Utah Standard Title Insurance Agency LLC, be assessed an administrative forfeiture in the amount of \$5,000.00.
2. Respondent shall pay the administrative forfeiture amount of \$5,000.00 to the Commissioner within 30 days of issuance of this Order.
3. Respondent be placed on probation for a period of 24 months.

4. The terms of probation are that Respondent shall have no further violations of the Utah Insurance Code, Department Rules, or any order of the Commission.

DATED this 23rd day of November, 2010.

NEAL T. GOOCH
Insurance Commissioner

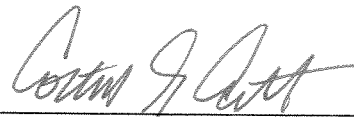


MARK E. KLEINFELD
Administrative Law Judge
Utah Insurance Department
State Office Building, Room 3110
Salt Lake City, Utah 84114
Telephone: (801) 538-3800

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 penalty recommended above.

DATED this 13 day of December, 2010.



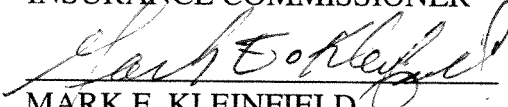
CORTLUND G. ASHTON, Chairman
Title and Escrow Commission

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 13th day of December, 2010.

NEAL T. GOOCH
INSURANCE COMMISSIONER


MARK E. KLEINFELD
Administrative Law Judge