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UTAH STATE
INSURANCE DEPT.

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

<p>COMPLAINANT:</p> <p>UTAH INSURANCE DEPARTMENT</p> <p>RESPONDENT:</p> <p>KEYSTONE TITLE INSURANCE AGENCY, LLC 2137 East 3300 South Salt Lake City, UT 84109 License No. 319342</p>	<p>STIPULATION AND ORDER</p> <p>Docket No. 2014-006 PC</p> <p>Enf. Case No. 3405</p>
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STIPULATION

1. Respondent, Keystone Title Insurance Agency, LLC, is an active licensed title agency in the State of Utah, holding license number 319342.
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 and Title and Escrow Commission 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 Title and Escrow Commission is solely for purpose of disposition of the matter entitled herein.

7. If this agreement is not accepted, or the penalty not imposed as agreed upon by the parties, then this Stipulation will be void and of no effect.

DATED this 12th day of December, 2013.


KEYSTONE TITLE INSURANCE AGENCY, LLC
Lamarr Jeffrey Poulton, Owner, Managing 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 August 8, 2013, the Department created a list of all title producers who had reinstated their licenses during the month of July, 2013. When the list was compared to SIRCON licensing, it was revealed that Respondent's license had lapsed on June 30, 2013 and was not reinstated until July 11, 2013. Respondent's associations had also terminated on June 30, 2013.

2. On September 3, 2013, a letter from the Department was sent to Respondent requesting a narrative statement outlining all title business conducted between June 30, 2013 and July 11 2013.

3. A response from Respondent through its owner managing member, Lamarr Jeffrey Poulton, was received by the Department on October 3, 2013 stating that Respondent had conducted 122 searches/closings between June 30, 2013 and July 11, 2013, the period its license and associations were lapsed.

4. Mr. Poulton, Respondent's owner managing member was cooperative during the investigation and took full responsibility for the lapse. Respondent has agreed to an administrative forfeiture in the amount of \$1,500.00

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. Section 31A-23a-103 requires a title agency to be licensed in order to conduct any title business in Utah. Respondent was in violation of this provision when it

conducted 122 searches/closings during the period its license was lapsed.

2. Utah Code Ann. Section 31A-23a-302 requires that an agency's producers and other personnel be associated/designated to it . Respondent also violated this provision by utilizing non-associated producers during the lapse period.

3. An administrative forfeiture in the amount of \$1,500.00 is appropriate in this matter.

Based upon the Stipulation of the parties and the foregoing Findings of Fact and Conclusions of Law, the presiding officer now enters the following:

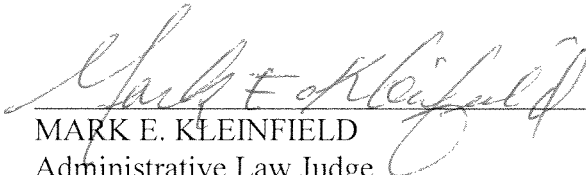
RECOMMENDED ORDER

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

Respondent, Keystone Title Insurance Agency, LLC be assessed an administrative forfeiture in the amount of \$1,500.00 to be paid to the Department within thirty (30) days of the date of the imposition of the penalty by the Title and Escrow Commission.

DATED this 6th day of January, ~~2013~~ ²⁰¹⁴.

TODD E. KISER
Insurance Commissioner


MARK E. KLEINFELD
Administrative Law Judge
Utah Insurance Department

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 herein above.

DATED this 13th day of January, ²⁰¹⁴2013.



KIRK D. SMITH, Chairman
Title and Escrow Commission

NOTIFICATION TO RESPONDENT

You are hereby notified that a failure to obey an Order of the Commissioner may subject you to further penalties, including forfeitures of up to \$5,000.00 per violation and the suspension or revocation of your license and the filing of an action in district court, which may impose forfeitures 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.

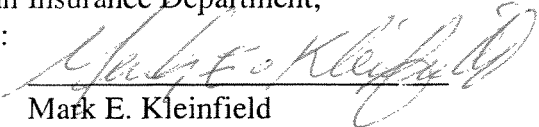
COMMISSIONER CONCURRENCE

WITH COMMISSION IMPOSED PENALTIES

The Commissioner of the Utah Insurance Department hereby concurs with the above and forgoing Utah Title and Escrow Commission imposed penalties in the present adjudicative proceedings.

Dated this 13th day of January, 2014.

TODD E. KISER,
Commissioner,
Utah Insurance Department,
BY:


Mark E. Kleinfield
Administrative Law Judge