2021 Requests for Exemption from Title Agency Training Reqs.

(31A-23a-204)

		Date					
		Utah Insurance Department				Title and Escrow Commission	
Month	Name Supporting Information	Received	Preliminary Approval	Preliminary Disapproval	Applicant Notified	Concur	Non-concur
October	**Daniel S. Sam** **Year licensed as attorney** – Licensed with Utah State Bar since 6/4/1991. **Ins license history – –** Was previously licensed as Producer with Title Escrow and Title Search lines from 2/24/1993 to 2/28/2003; and is now licensed as Producer with Title Escrow and Title Examination lines since 9/21/2021. **Real estate experience** – See real estate related experience included in description below of legal real estate experience. **Legal real estate experience** – Has over 30 years of law practice focused substantially on real estate law. While previously licensed as a title producer, acted as agent for Attorney's Title Guaranty Fund, and allowed insurance license to lapse in 2003 to focus more on his law practice. As attorney, worked on matters involving boundaries, interpretation of deed language, oil and gas titles, easements, dedications, grants, road issues, prescriptive use and adverse possession claims, condominiums, subdivisions, CC&Rs, decedent's estates, estate planning, real estate agent regulatory proceedings, title insurance claims, commercial and residential leasing, closings, REPC issues, surveys and surveyors matters, appraisal and appraiser matters, intellectual property rights issues, as well as other real estate settlement and title issues.	09/24/2021	09/29/2021		09/29/2021		

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		Date					
		Utah Insurance Department				Title and Escrow Commission	
Month	Name Supporting Information	Received	Preliminary Approval	Preliminary Disapproval	Applicant Notified	Concur	Non-concur
June	**Paul Milwood Halliday, Jr** **Year licensed as attorney** – Licensed with Utah State Bar since October 1988. **Ins license history –** Licensed Producer with Title Examination line since 05/04//2021. Is seeking exemption only for the title examination portion of the agency license. Another person with the required escrow experience will manage the escrow portion. **Real estate experience** – See real estate related experience included in description below of legal real estate experience. **Legal real estate experience** – Involved with real estate matters and transactions for over 30 years. Drafted, reviewed and negotiated real estate purchase contracts. Assisted clients in obtaining financing, reviewed thousands of title reports for financial clients and title companies to clear up title issues by filing quiet title lawsuits & demanding prior trust deeds be reconveyed. Represented clients at zoning hearings, drafted CC&Rs for condominium clients, assisted HOAs collect past due assessments. Handled real estate closing transactions. Attended title company closings to ensure full REPC compliance. Filed probates, drafted numerous wills, drafted reconveyance deeds, foreclosed thousands of trust deeds, foreclosed HOA liens, handled mechanics lien litigation, REPC disputes, tax deeds, boundary line & title issues, etc.	05/19/2021	05/21/2021		05/21/2021	06/14/2021	

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		Date					
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Month	Name Supporting Information	Received	Preliminary Approval	Preliminary Disapproval	Applicant Notified	Concur	Non-concur
April	**Seth Loughmiller** **Year licensed as attorney** – Licensed with Utah State Bar since 10/22/2013. **Ins license history –** Licensed Producer with Title Examination line since 03/12/2021. Is seeking exemption only for the title examination portion of the agency license. Another person with the required escrow experience will manage the escrow portion. **Real estate experience** – See real estate related experience included in description below of legal real estate experience. **Legal real estate experience** – Has worked as an oil and gas title attorney for last seven years, focusing on Utah real estate title law, probate law, real property due diligence, and property acquisitions. Reviewed real estate documents, including deeds, assignments, legal descriptions, easements, mortgages, leases, wills, liens, title reports and lease assignments, and has extensive experience researching and drafting opinions of title.	03/25/2021	03/26/2021		03/26/2021	04/19/2021	

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		Date					
		Utah Insurance Department				Title and Escrow Commission	
Month	Name Supporting Information	Received	Preliminary Approval	Preliminary Disapproval	Applicant Notified	Concur	Non-concur
February	**Tom Cook** **Year licensed as attorney** – Licensed with Utah State Bar since 1998. **Ins license history –** Licensed Producer with Title Escrow and Title Examination lines since 01/28/2021. **Real estate experience** – See real estate related experience included in description below of legal real estate experience. **Legal real estate experience** – Is currently employed, since January 2020, as an attorney with Halliday, Watkins, and Mann, P.C., where responsibilities include reviewing title policies and resolving title issues in the process of foreclosure. Was previously employed, from August 1998 to December 2019, by Lundberg & Associates as an attorney and shareholder and as a vice president of eTitle Insurance Agency, where responsibilities included title policy and TSG review; document preparation, review, and recording; title litigation; boundary resolution; legal description drafting; establishing rights of way and easements; quieting title; real estate transaction; correcting code enforcement issues; eviction; bankruptcy defense; and clearing other title problems.	02/03/2021	02/04/2021		02/04/2021	02/08/2021	

SAM, REYNOLDS &
VAN OOSTENDORP
A PROFESSIONAL CORPORATION

September 24, 2021

Utah Title & Escrow Commission
Utah Department of Insurance
Via Email: title.uid@utah.gov

Re: Request for Exemption from Licensing Time Period Requirements

Name:	Daniel S. Sam
Mailing Address:	23 East Main Street Vernal, Utah 84078
Email Address:	dans@srvolaw.com
Telephone No.:	(435) 789-1301
Title License No.:	77502

Dear Commission:

Please accept this letter as my request for exemption from the licensing time period requirements in Utah Code §31A-23a-204(1)(a)(i), as provided in Utah Code §31A-23a-204(1)(c). I am a Utah attorney, licensed under Utah State Bar No. 05865, bar admission date of June 4, 1991. During my more than 30 years of law practice, my practice has been focused substantially on real estate law.

I was licensed in Utah with a title/escrow license from 2/24/1993 to 2/28/2003, under the same license number as referenced above. I allowed that license to lapse due to my desire to focus more on my law practice at that time. During the time of my previous licensure, I acted as agent for Attorney's Title Guaranty Fund. I decided to obtain a new title/escrow license, and on September 22, 2021, was granted the license referenced above.

Over the years of my law practice, I have worked extensively in matters involving boundaries, interpretation of deed language, oil and gas titles, easements, dedications, grants and conditional grants, road issues, prescriptive use and adverse possession claims, condominiums, subdivisions, CC&Rs, decedent's estates, estate planning, real estate agent regulatory proceedings including the Utah Association of Realtors and the Utah Real Estate Commission discipline

Attorneys and Counselors at Law

*Daniel S. Sam **
William L. Reynolds
Jordan R. Van Oostendorp
Daniel R. Sam
*Ryan D. Sam * + ◊*

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+ Also Licenced in California
◊ Of Counsel Patent Attorney

actions, title insurance claims, commercial and residential leasing, legal representation in closings in commercial and residential real estate purchase and sale transactions, estate planning, interpretation and litigation of REPC issues (including appeals), surveys and surveyors responsibilities, appraisals and appraiser responsibilities, representation in intellectual property rights issues involving real estate data technologies, and many other real estate related issues. Our office and I have been sought out for advice on real estate settlement and title issues on numerous occasions by a broad array of real estate professionals and local government officials. I have been involved in nearly all of the above matters during the last 5 years and my focus on real estate has not diminished at all during the last 5 years.

I believe this level of experience in real estate law and title issues, warrants waiver of the experience requirement in the above stated statute. Based thereon, I hereby request waiver of experience requirement.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

Daniel S. Sam
Attorney at Law