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
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		

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(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
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	

March 24, 2021

Utah Insurance Department
4315 S. 2700 W., Suite 2300
Taylorsville, UT 84129

Re: Request for Exemption
Title Licensing
Seth Loughmiller

To Whom It May Concern:

Please accept this request for exemption from the title license time period requirements as outlined in Utah Code Ann. § 31A-23a-204(1)(a)(i) for the title examination portion of the license.

I currently am a Utah Attorney in good standing with the Utah State Bar. Attached please find evidence of this. Pursuant to Utah Admin. Code R592-8-5(2)(b) here is the following:

Name: Seth Andrew Loughmiller
Mailing address: 3496 N. 200 W., Lehi UT 84043
Email: sloughmiller@blendtitle.com
Telephone number: 801-369-3460
Title license number: 835256

I have worked as an oil and gas title attorney for the last seven years. During that time, my practice has focused on Utah real estate title law, probate law, real property due diligence, and property acquisitions. I have reviewed real estate documents daily including, deeds, assignments, legal descriptions, easements, mortgages, leases, wills, liens, title reports, and lease assignments. Further, I have extensive experience researching and drafting opinions of title. I feel that my seven years of experience as a title attorney in Utah qualifies me for the attorney exemption under Utah Code Ann. § 31A-23a-204(1)(d).

Please note that I am only applying for the attorney exemption for the title exam line of authority. At the time we submit the agency license application we will include another individual that has the required escrow experience and will be managing the escrow portion of the business.

Should any additional information be needed, please do not hesitate to contact me. Thank you for your time and consideration of this exemption request.

Respectfully,

Seth Loughmiller