



## State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

## Insurance Department

JONATHAN T. PIKE  
Insurance Commissioner

### Title & Escrow Commission Meeting

(<https://insurance.utah.gov/licensee/title/tec>)

**Date:** September 18, 2023

**Place:** In Person

**Virtual**

**Time:** 9:00 AM

Taylorsville SOB  
4315 S. 2700 W.  
Flaming Gorge Room  
Taylorsville, UT 84129

Google Meet  
[meet.google.com/gzt-nbhq-vij](https://meet.google.com/gzt-nbhq-vij)  
252-423-4270 Phone  
444 482 054# Password

### ATTENDEES

#### TITLE & ESCROW COMMISSION

Chair, Kim Holbrook (*Insurer, Davis County*) Nathan Sprague (*Insurer, Utah County*)  
Vice Chair, Jeff Mathews (*Public, Morgan County*) Tina Williams (*Agency, Juab County*)  
Kevin Parke (*Agency, Salt Lake County*)

#### DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner* Reed Stringham, *Deputy Comm.* Tracy Klausmeier, *P&C Dir.*  
Randy Overstreet, *Licensing Dir.* Patrick Lee, *Finance Dir.* Kelly Christensen, *P&C Asst. Dir.*  
Michael Covington, *CE Specialist* Steve Gooch, *PIO Recorder*

### AGENDA

#### General Session: (Open to the Public)

- **Welcome** / Kim Holbrook, Chair
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
- **Concurrence Reports** / Kim
  - Licenses
- **Update on 2023 Goals**
  - ULTA report / Kim
- **New Business**
  - Bulletin 90-1: Requirements Pertaining to Orderly Withdrawal from the Utah Title Insurance Marketplace / Reed/Tracy/Kelly
  - Annual title report / Reed
  - Level playing field / Reed
- **Old Business**
  - Addition of capital requirements to 31A-23a-204 / Kim
- **Other Business**
  - R592-6 subcommittee
  - Proposed TEC/REC meeting / Steve
- **Hot Topics**

*Executive Session* (None)

- **Adjourn**
- **Next Meeting: October 16, 2023** — Flaming Gorge Room, Taylorsville State Office Building

**2023 Meeting Schedule**

<del>Jan 9</del> Canceled	<del>Feb 13</del> Big Cottonwood	<del>Mar 13</del> Big Cottonwood	<del>Apr 10</del> Canceled	May 8 Big Cottonwood	<b>Jun 12*</b> Big Cottonwood
Jul 10 Flaming Gorge	<del>Aug 21</del> Flaming Gorge	Sep 18 Flaming Gorge	Oct 16* Flaming Gorge	Nov 13 Flaming Gorge	Dec 11 Flaming Gorge

\*Proposed TEC/REC meeting immediately following

**2023 Goals**

1. Continue making sure testing is relevant
2. Continue working with the Real Estate Commission
3. Continue working with the ULTA as a liaison
4. Increase awareness of cyber and wire fraud's effect on consumers and agencies
5. Increase awareness of affiliated business arrangements (ABA)

**Title Agency Licensing  
August 2023**

**New licenses**

<b>Agency dID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>LOA</b>
203680	TOWNSGATE CLOSING OF UTAH, LLC	2023-08-09	2025-08-31	TS
203708	UNISOURCE NATIONAL LENDER SERVICES OF UTAH, LLC	2023-08-09	2025-08-31	TE
203708	UNISOURCE NATIONAL LENDER SERVICES OF UTAH, LLC	2023-08-09	2025-08-31	TS

**Renewal Licenses**

<b>Agency dID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>LOA</b>
198572	EXECUTIVE TITLE INSURANCE AGENCY, INC.	2021-08-26	2025-08-31	TE
198572	EXECUTIVE TITLE INSURANCE AGENCY, INC.	2021-08-26	2025-08-31	TS
198340	METRO EXPERIENCE TITLE, A UTAH LIMITED LIABILITY CO	2021-08-03	2025-08-31	TE
198340	METRO EXPERIENCE TITLE, A UTAH LIMITED LIABILITY CO	2021-08-03	2025-08-31	TS
191575	TRIDENT TITLE INSURANCE AGENCY LLC	2019-08-08	2025-08-31	TE
191575	TRIDENT TITLE INSURANCE AGENCY LLC	2019-08-08	2025-08-31	TS

**Lapsed Licenses**

<b>Agency dID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expired Date</b>	<b>LOA</b>
178881	RELTCO OF UTAH LLC	2015-08-05	2023-08-31	TS

**Reinstated Licenses**

<b>Agency dID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>Reinstated</b>	<b>LOA</b>
(none)					

**Title Agent Licensing  
August 2023**

**New Licenses**

<b>Agent ID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>LOA</b>
2005184	CHIPMAN, WHITNEY	2023-08-03	2025-09-30	TE
2095993	LOCKHART, JONATHAN	2023-08-03	2025-11-30	TS
2096106	MAHER, LUKE	2023-08-17	2026-05-31	TMR
2098970	PERLOW, BONNIE	2023-08-24	2026-03-31	TS
2094685	SHANNON, MARCINA	2023-08-08	2026-02-28	TS
2092735	STEPHENS, JAMIE	2023-08-11	2025-09-30	TS
2096213	TUCKER, CHASE	2023-08-17	2026-01-31	TMR
2098145	VOLUSE, STEVEN	2023-08-18	2025-08-31	TS
2097942	WEBB, AMBER	2023-08-28	2025-09-30	TMR
2098795	WELLS, GREGORY	2023-08-23	2026-04-30	TS

**Renewed Licenses**

<b>Agent ID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>LOA</b>
1782814	ANZER, DEANNA	2018-09-21	2025-08-31	TE
1678179	BARKER, STEPHANIE	2016-09-20	2025-08-31	TS
1604017	BARTLETT, SPENCER	2015-03-03	2025-08-31	TE
1489894	BEHLING, STEPHANIE	2013-03-25	2025-08-31	TE
1489894	BEHLING, STEPHANIE	2013-06-25	2025-08-31	TS
1619165	BIRD, BRIAN	2015-06-30	2025-08-31	TE
1619165	BIRD, BRIAN	2018-03-21	2025-08-31	TS
116706	CARTER, BRIAN	2005-07-22	2025-08-31	TE
1941245	CLARK, BRIDGETTE	2021-04-06	2025-08-31	TE
33531	COLORADO, BELISARIO	1999-01-20	2025-08-31	TE
1898214	CONNELLY, JANICE	2021-02-04	2025-08-31	TE
1709747	CURLIS, TODD	2017-06-06	2025-08-31	TS
81240	DEARDEN, CORTNEY	2002-09-11	2025-08-31	TE
1487699	DRUCE, WHITNEY	2014-11-04	2025-08-31	TE
1699986	GARNICA, AMY	2019-07-18	2025-08-31	TE
67493	GLEASON, GINA	2001-06-19	2025-08-31	TS
1570735	GOWDY, SCOTT	2015-03-02	2025-08-31	TE
1570735	GOWDY, SCOTT	2015-03-02	2025-08-31	TS
36652	GREEN, GLEN	1981-07-27	2025-08-31	TS
36652	GREEN, GLEN	1981-07-27	2025-08-31	TE
106901	GRIFFITH, BRENT	2004-10-21	2025-08-31	TE
45085	GURR, GARY	1993-08-10	2025-08-31	TS
45085	GURR, GARY	1996-03-15	2025-08-31	TE
92781	HAMNER, LOUIE	2003-08-01	2025-08-31	TE
1827101	HARKER, BRANDY	2019-07-12	2025-08-31	TE
67736	HIGLEY, MARGERY	2001-07-13	2025-08-31	TS
117262	HUBBARD, EDWARD	2005-08-17	2025-08-31	TS
1693412	Hyster, Sayra	2018-03-21	2025-08-31	TE
134164	JONES, JENNIFER	2006-09-15	2025-08-31	TE

**Renewed Licenses**

<b>Agent ID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>LOA</b>
84583	Johnson, Heather	2002-12-03	2025-08-31	TE
1552827	LANE, DANIELLE	2015-01-12	2025-08-31	TE
1509494	LARSEN, KECIA	2016-12-12	2025-08-31	TE
31704	LAWLESS, JAMIE	1996-03-25	2025-08-31	TE
1958399	MAHFOUZ, WILL	2021-08-13	2025-08-31	TS
1954480	MANGELSON, NICHOLAS	2021-06-07	2025-08-31	TS
138264	MARTIN, TATTIANNA	2009-01-26	2025-08-31	TE
142375	NELSON, KRISTI	2018-02-26	2025-08-31	TE
142375	NELSON, KRISTI	2007-05-16	2025-08-31	TS
44881	NIELSON, TODD	1989-02-01	2025-08-31	TS
44881	NIELSON, TODD	1989-02-01	2025-08-31	TE
91333	NIMMER, DAVID	2003-06-02	2025-08-31	TS
140965	NORMAN, KALYNN	2021-05-28	2025-08-31	TE
140266	OLSON, KENNETH	2007-02-16	2025-08-31	TS
52770	ORNELAS, JOSE	1992-06-22	2025-08-31	TE
52770	ORNELAS, JOSE	1992-06-22	2025-08-31	TS
82722	PATTEN, ANDREW	2002-10-22	2025-08-31	TMR
132006	PHILLIPS, CHAD	2010-03-22	2025-08-31	TE
132006	PHILLIPS, CHAD	2006-08-02	2025-08-31	TS
41591	RICH, AMANDA	1999-06-23	2025-08-31	TE
40449	ROUNDY, THOR	1995-05-18	2025-08-31	TS
40449	ROUNDY, THOR	1995-05-18	2025-08-31	TE
7181	SANDBERG, JOAN	1997-05-08	2025-05-31	TE
7181	SANDBERG, JOAN	1998-06-24	2025-05-31	TS
1697607	SANDBERG, SHELLY	2017-06-26	2025-08-31	TE
146004	SHELLEY, CRYSTAL	2007-06-08	2025-08-31	TE
1378064	SIMONS, JAELYN	2016-11-21	2025-08-31	TS
1378064	SIMONS, JAELYN	2009-01-14	2025-08-31	TE
40781	SPRIGGS, MARTIN	1999-03-10	2025-08-31	TE
40781	SPRIGGS, MARTIN	1995-04-11	2025-08-31	TS
42473	STAPLES, PATRICIA	2007-07-30	2025-08-31	TE
145674	Simon, Jessie	2009-06-16	2025-08-31	TE
145674	Simon, Jessie	2007-08-03	2025-08-31	TMR
39296	TROTTER, NARI	1989-08-28	2025-08-31	TS
39296	TROTTER, NARI	1989-08-28	2025-08-31	TE
1835205	WEIERHOLT, ERIK	2019-08-26	2025-08-31	TE
1835205	WEIERHOLT, ERIK	2019-08-26	2025-08-31	TS
103432	WESTBROOK, JOSHUA	2004-10-19	2025-08-31	TE
103432	WESTBROOK, JOSHUA	2004-07-02	2025-08-31	TS
1781619	WHITING, TAYLOR	2018-09-13	2025-08-31	TE
43980	WILLIAMS, JEFFREY	2005-06-07	2025-08-31	TS
43980	WILLIAMS, JEFFREY	1995-05-15	2025-08-31	TMR
1515737	WILLIAMS, KYLE	2013-01-30	2025-08-31	TS
1515737	WILLIAMS, KYLE	2013-02-22	2025-08-31	TE
43980	WILLIAMS, JEFFREY	1997-12-12	2025-08-31	TE

**Lapsed Licenses**

<b>Agent ID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expired Date</b>	<b>LOA</b>
138286	ARCHIBALD, ERICA	2021-12-08	2023-07-31	TS
138286	ARCHIBALD, ERICA	2010-03-10	2023-07-31	TE
116710	Borba, Nicole	2005-07-28	2023-07-31	TE
1816588	CASTLES, KRISTIN	2019-04-22	2023-07-31	TS
1914037	CHRISTIANSEN, JUSTINE	2020-12-24	2023-07-31	TS
45993	Christensen, Natalie	1999-12-31	2023-07-31	TE
1946609	ENNIS, BRETT	2021-04-28	2023-07-31	TS
1775513	GODINEZ, LUIS	2018-12-17	2023-07-31	TE
37317	HANSEN, CLAYTON	1995-04-20	2023-07-31	TS
37317	HANSEN, CLAYTON	2008-10-30	2023-07-31	TMR
39500	LOVE, KATHY	1990-08-23	2023-07-31	TE
1778082	PARRY, AMY	2018-08-30	2023-07-31	TMR
1923140	ROBERTSON, TYLER	2021-03-08	2023-07-31	TMR
1836114	SKINNER, TRESA	2020-11-23	2023-07-31	TE
1913119	SKINNER, MATTHEW	2020-11-20	2023-07-31	TS
1701328	SMITH, LINDSAY	2017-03-24	2023-07-31	TMR
1701328	SMITH, LINDSAY	2022-07-06	2023-07-31	TE
1927376	WILLIAMS, CARLA	2021-02-18	2023-07-31	TE

**Reinstated Licenses**

<b>Agent ID</b>	<b>Name</b>	<b>Orig. Issue Date</b>	<b>Expire Date</b>	<b>Reinstated</b>	<b>LOA</b>
(none)					

**BULLETIN 90-1**

**TO:** All Title Insurance Licensees in the State of Utah

**FROM:** Insurance Commissioner

**SUBJECT: Requirements Pertaining to Orderly Withdrawal from the Utah Title Insurance Marketplace**

This bulletin supersedes Bulletin 82-5, issued February 11, 1982. The only changes from the previous bulletin are the bulletin number and signature line.

The following procedure is established for any title company, agent or organization which is closing its office(s) and will no longer be conducting business in the State of Utah.

At least ten (10) days prior to the final day of operation, the Insurance Commissioner must be notified in writing of the following:

1. Date of closure;
2. Current (or forwarding) address of all agents designated to conduct business under the organization license;
3. Name and address of person, title agency or insurer which will be responsible for completing future matters on behalf of the dissolved title agency;
4. Location of all records, including all files, accounts and bank statements;
5. Written authorization to the Insurance Commissioner giving access to all records; and
6. Information regarding errors and omissions bonds or policies issued to the title agency, including name of insurer(s) and policy number(s).

Title insurance records, files and accounts are not to be removed from the State of Utah without prior written approval from the Insurance Commissioner.

DATED this 1st day of December 1990.

Insurance Commissioner

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