2020 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
September	**Tom Cook** **Year licensed as attorney** – Licensed with Utah State Bar since 1998. **Ins license history –** Has not held and does not currently hold an individual insurance license. **Real estate experience** – See real estate related experience included in description below of legal real estate experience. **Legal real estate experience** – Was employed by Lundberg & Associates as an attorney and shareholder and as a vice president of eTitle Insurance Agency from August 1998 to December 2019, 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. Is currently employed by Halliday, Watkins, and Mann, P.C. as attorney since January 2020, where responsibilities include reviewing title policies and resolving title issues in the process of foreclosure.	09/14/2020		09/17/2020	09/17/2020		

2020 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
August	**Samuel Bell** **Year licensed as attorney** – Licensed with Utah State Bar since 2005. **Ins license history –** Licensed Producer with Title Escrow and Title Examination lines since 7/28/2020. **Real estate experience** – Real estate experience for over 20 years as attorney, investor, real estate agent, escrow officer, private lender and national real estate educator. For the last six years has been an escrow officer closing nearly 600 transactions. **Legal real estate experience** –15 years of transactional and litigation experience as attorney practicing and advising title companies, buyers, sellers, property owners, investors, real estate brokerages and agents, developers and contractors at a very deep level on all aspects of real estate law. Worked closely with the title and escrow issues related to large scale real estate transactions, litigated property, title, and escrow issues, including interacting and filing claims against title insurance, addressing coverage questions, and reviewing escrow files and accountings. Also involved in briefing and arguing appeals which have formed some of the basis for real estate laws in Utah, and involved in the legislative process pertaining to real estate and title related legislation.	07/28/2020	07/31/2020		07/31/2020	8/17/2020	

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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
	(continued) **Non-legal real estate experience** – Experienced as a Division of Real Estate licensed CE instructor teaching real estate contracts and real estate law, and also as a continuing legal education instructor for Utah State Bar, and was CCIM real estate attorney of the year finalist in 2015 and 2017.						
July	**Jeffrey Scott Breglio** **Year licensed as attorney** – Licensed with Utah State Bar since 1998. **Ins license history –** Licensed Producer with Title Exam line from 2009 to 2011; then had Title Escrow since 2014, and Title Exam line recently added again effective 7/6/2020. **Real estate experience** – Real estate experience for over 20 years as attorney, investor, real estate agent, escrow officer, private lender and national real estate educator. For the last six years has been an escrow officer closing nearly 600 transactions. **Legal real estate experience** – Involved as practicing attorney in real estate law since 2001, focusing on asset protection and transactional documentation. Represents real estate brokerages, agents, contractors, private lenders and real estate investors. Has drafted and reviewed thousands of purchase	07/03/2020 (a state holiday)	07/09/2020		07/09/2020	07/20/2020	

2020 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
	contracts, seller-financing contracts and all-inclusive notes and deeds, conveyance deeds, reconveyances, trust deed assignments and modifications, title commitments, policies and clearings, and in resolving and litigating numerous other transactional issues from breach of contract to probate to quiet title actions, as well as assisting real estate agents with licensing concerns before the DRE.						

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RECEIVED
SEP 14 2020
UTAH INSURANCE DEPT.

September 10, 2020

Utah Insurance Department
Insurance Commission
3110 State Office Building
Salt Lake City, Utah 84114

RE: Exemption for Agency Title Insurance Producer Licensing

Dear Insurance Commission:

Please accept this letter as my request as for an attorney exemption, allowed by U.C.A. Section 31A-23a-204, from the licensing time period requirement for an agency title insurance producer so that I can open a title insurance agency. I have provided the requisite information pursuant to R592-8 above: name, bar number, mailing address, phone number, and email address.

I am employed, since January of 2020, by Halliday, Watkins, and Mann, P.C. where I review title policies and resolve title issues in the process of foreclosure.

I 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, jointly owned by Lundberg & Associates and Backman Title Insurance Agency. My responsibilities for 22 years 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.

I appreciate your review of my request and stand prepared to provide additional information upon request.

Sincerely,

Tom Cook

Tom Cook