

FILED

APR 28 2026

Department of Insurance  
State of Idaho

**BEFORE THE DIRECTOR OF THE DEPARTMENT OF INSURANCE**

**STATE OF IDAHO**

In the Matter of:

ALLIANCE TITLE & ESCROW, LLC  
[Gem County]

Idaho Title Agency License No. 23275

Docket No. 18-4926-26

**ORDER ADOPTING REPORT  
OF EXCEPTION EXAMINATION  
AS OF DECEMBER 31, 2024**

The State of Idaho, Department of Insurance (“Department”), having conducted an examination of the affairs, transactions, assets, tract indexes, abstract records, and any other records of ALLIANCE TITLE & ESCROW, LLC [Gem County] (“Alliance”) to ascertain compliance with Title 41, Idaho Code, and related rules, pursuant to Idaho Code §§ 41-2710(7) and 41-219(1) and (5), hereby alleges the following facts that constitute a basis for issuance of an order, pursuant to Idaho Code § 41-227(5)(a), adopting the Report of Exception Examination of Alliance for the period of January 1, 2020, to December 31, 2024 (“Report”), as filed.

**FINDINGS OF FACT**

1. Alliance is a title agency licensed by the Department to transact title insurance in Gem County, Idaho, under Title Agency License No. 23275.
2. The Department completed an examination of Alliance pursuant to Idaho Code §§ 41-2710(7) and 41-219(1) and (5) on or about February 3, 2026. The Department’s findings are set forth in the Report.

3. Pursuant to Idaho Code § 41-227(4), a copy of the Report was filed with the Department on February 3, 2026, and was transmitted to Alliance on February 10, 2026. A copy of the Report is attached hereto as Exhibit A.

4. Pursuant to Idaho Code § 41-2710(7), Alliance had twenty-eight (28) days from service of the Report within which to review, comment, or request a hearing on the Report.

### **CONCLUSIONS OF LAW**

5. Idaho Code § 41-227(5)(a) provides that, after expiration of “the period allowed for the receipt of written submissions or rebuttals, the Director shall fully consider and review the report, together with any written submissions or rebuttals and relevant portions of the examiner’s work papers” and shall enter an order adopting the report of examination as filed or with modifications or corrections.

6. Having fully considered the Report, the Director concludes that, with regard to the matters examined and information provided by Alliance, the comments and recommendations contained in the Report are appropriate and are incorporated herein as if set forth in full.

### **ORDER**

NOW, THEREFORE, based on the foregoing, IT IS HEREBY ORDERED that the Report of Exception Examination of ALLIANCE TITLE & ESCROW, LLC [Gem County] for the period January 1, 2020, to December 31, 2024, is hereby ADOPTED as filed, pursuant to Idaho Code § 41-227(5)(a).

IT IS FURTHER ORDERED, pursuant to Idaho Code §§ 41-2710(7) and 41-227(8), that the adopted Report is a public record and shall not be subject to the exemptions from disclosure provided in Chapter 1, Title 74, Idaho Code.

IT IS FURTHER ORDERED, pursuant to Idaho Code § 41-227(6)(a), that, within thirty

**ORDER ADOPTING REPORT OF EXCEPTION EXAMINATION AS OF DECEMBER 31, 2024 – Page 2**

(30) days of the issuance of the adopted Report, Alliance will file with the Department's Market Examiner & Title Insurance Specialist affidavits executed by each of its directors or, if none, its principal officers, stating under oath that they have received a copy of the adopted Report and related orders.

**IT IS SO ORDERED.**

DATED this 27 day of April 2026.

STATE OF IDAHO  
DEPARTMENT OF INSURANCE



DEAN L. CAMERON  
Director

## NOTIFICATION OF RIGHTS

This is a final order of the agency. Any party may file a motion for reconsideration of this final order within fourteen (14) days of the service date of this order. The Director will dispose of the motion for reconsideration within twenty-one (21) days of its receipt, or the motion will be considered denied by operation of law. *See*, Idaho Code § 67-5246(4).

Any such motion for reconsideration shall be served on the Director of the Idaho Department of Insurance, addressed as follows:

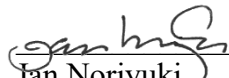
Dean L. Cameron, Director  
Idaho Department of Insurance  
700 W. State Street, 3<sup>rd</sup> Floor  
P.O. Box 83720  
Boise, ID 83720-0043

Pursuant to Idaho Code §§ 67-5270 and 67-5272, any party aggrieved by this final order may appeal it by filing a petition for judicial review in the district court of the county in which: (1) the hearing was held; or (2) the final agency action was taken; or (3) the party seeking review of the order resides or operates its principal place of business in Idaho; or (4) the real property or personal property that was the subject of the agency decision is located. A petition for judicial review must be filed within twenty-eight (28) days of: (a) the service date of this final order; (b) the service of an order denying a motion for reconsideration; or (c) the failure within twenty-one (21) days to grant or deny a motion for reconsideration, whichever is later. *See*, Idaho Code § 67-5273. The filing of a petition for judicial review does not itself stay the effectiveness or enforcement of the order under appeal. *See* Idaho Code § 67-5274.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that, on this 29<sup>th</sup> day of April 2026, I caused a true and correct copy of the foregoing ORDER ADOPTING REPORT OF EXCEPTION EXAMINATION AS OF DECEMBER 31, 2024, to be served upon the following by the designated means:

Alliance Title & Escrow, LLC [Gem Co.] Mark Mills, CEO/President 1312 S Washington Ave, Ste F Emmett, ID 83617-3540	<input type="checkbox"/> First Class Mail <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Facsimile <input checked="" type="checkbox"/> Email: <a href="mailto:mark.mills@futatitle.com">mark.mills@futatitle.com</a> <a href="mailto:brad.miles@futatitle.com">brad.miles@futatitle.com</a> <a href="mailto:debbie.shirley@futatitle.com">debbie.shirley@futatitle.com</a>
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Jan Noriyuki  
Paralegal



REPORT OF EXCEPTION EXAMINATION

For the Period January 1, 2020 through December 31, 2024

Of

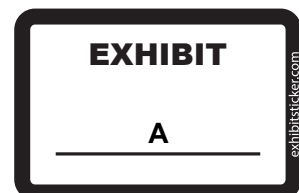
ALLIANCE TITLE & ESCROW, LLC

(a title agent limited liability company - license #23275 – Gem County)

As of

December 31, 2024

*Equal Opportunity Employer*



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Boise, Idaho  
October 9, 2025

The Honorable Dean L. Cameron  
Director of the Idaho Department of Insurance  
700 West State Street  
Boise, Idaho 83720

Sir:

Pursuant to your instructions and in conformity with Idaho Code §§ 41-219, 41-220, 41-2710(7) and 41-2713, an examination has been made of the administrative affairs, books, records, and financial condition of:

Alliance Title & Escrow, LLC  
1312 S. Washington Avenue, Suite F  
Emmett, Idaho 83617-3540  
License #23275 – Gem County

Hereinafter referred to as “Agent”.

The following Report of Exception Examination is respectfully submitted.

## **FOREWORD**

This is an exception examination report of the practices and procedures of Alliance Title & Escrow, LLC, an Idaho Title Agent licensed in Gem County. The examination was conducted remotely from the offices of the Idaho Department of Insurance (the “Department”) located at 700 West State Street, 3<sup>rd</sup> Floor, Boise, Idaho.

In performing this examination, the examiner(s) reviewed a sample of the Agent’s procedures, files, and documentation. Some noncompliant practices may not have been discovered during this examination. In addition, examiners may have documented practices and procedures that did not appear to be in the best interest of Idaho insurance consumers. However, failure to identify or criticize specific practices, products, or files does not constitute approval thereof by the Department.

The examination comments are restricted to areas of concern and are not intended as commentary on the various favorable aspects of the Agent’s operations. Furthermore, these comments should not be regarded as reflecting the integrity or capabilities of individuals at the Agent. As such, this report may not fully reflect the procedures and practices of the Agent.

This examination report cites Idaho Statute and administrative rules promulgated by the Department. Statute and rule citations are current unless otherwise noted.

The final examination report comprises the examiner’s report, the Agent’s response, if any, and any administrative actions based on the findings of the Department. The goal of the examination team was to produce an examination report that reflects agreement in content with the Agent. The report indicates where agreement was or was not possible.

## **PURPOSE AND SCOPE OF EXAMINATION**

The purpose of this examination is to determine compliance with applicable Idaho Statutes, and promulgated rules issued by the Department.

The period covered by this examination is January 1, 2020 through December 31, 2024. Specific areas examined include operations/management, claims, advertising and marketing, title file review and escrow fiduciary account and file review.

The authority of the Department to perform this examination includes, but is not limited to, Idaho Code § 41-2710(7), which grants authority to the Department to regular examinations of the tract indexes, abstract records, and any other records to ascertain compliance with title 41, Idaho Code, and related rules, of a title agent not more than every fifth year, unless the agent otherwise requests or the director has cause to believe the same does not comply with said title or the rules thereunder.

## **EXECUTIVE SUMMARY**

Our examination of the Agent did not disclose any material adverse findings. No exceptions and recommendations were noted as a result of the examination.

## **HISTORY AND DESCRIPTION**

Futura Title & Escrow, LLC is the parent company of Alliance Title & Escrow, LLC, as well as AmeriTitle, LLC, a separately licensed and branded title agent operating within the state. Headquartered in Boise, Idaho, Futura Title & Escrow oversees a network of title and escrow offices that provide real estate transaction services across multiple states, including Idaho, Oregon, Montana, Washington, and Wyoming.

Alliance Title & Escrow traces its roots back to the late 1800s in the Pacific Northwest. On March 31, 1989, the company was licensed as a title agent in Gem County by the Idaho Department of Insurance. In or around the spring of 1995, they were acquired and became part of Futura Corporation, the Agent's current parent company. On October 1, 2020, Alliance Title & Escrow Corporation filed an Amendment of Foreign Registration with the Idaho Secretary of State, officially changing its name to Alliance Title & Escrow, LLC. The company now operates as a licensed title agent in thirty-one (31) counties, with multiple physical locations throughout Idaho. They conduct business in Gem County out of offices in Boise and Emmett, Idaho.

## **PRIOR EXAMINATION**

Our examination included a review to determine if exceptions were noted and addressed in the preceding report of exception examination dated June 24, 2020, which covered the period of January 1, 2015 to December 31, 2019. No exceptions were noted in that examination report.

## **EXAMINATION FINDINGS AND RECOMMENDATIONS**

### **I. OPERATIONS AND MANAGEMENT**

The examination included a review of the Agent's operations and management. The focus of this section of the examination includes review of management and control, contracting authority, surety bond, claims, and financial interests of the title entity management and ownership.

#### **A. MANAGEMENT, CONTROL AND FINANCIAL INTERESTS** **IDAPA 18.05.01.014 & 015**

As of September 12, 2024, the Idaho Secretary of State shows the Agent's status as active-existing, listing CT Corporation System as the Registered Agent. The Members of the Agent include Futura Title & Escrow, LLC, Larry Matney, and Mark Mills. The executive management of Futura Title & Escrow, LLC consists of Mark Mills, Chief Executive Officer, and Brad Miles, Chief Financial Officer, SVP. The Agent's in-state management includes Ben Thomas, serving as Area Manager Vice-President and Star Nieves as Branch Manager. No exceptions were noted as a result of this portion of the examination.

#### **B. CONTRACTING AUTHORITY** **Idaho Code § 41-2710(2)**

The Agent has underwriting contracts with Chicago Title Insurance Company, Fidelity National Title Insurance Company, First American Title Insurance Company, National Title Insurance of New York, Inc., Stewart Title Guarantee Company, WFG National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title Insurance Company and Westcor Land Title Insurance Company. The underwriting contracts are subject to high liability limits, without underwriter approval, ranging from \$2,000,000.00 to \$5,000,000.00 with deductibles for loss of \$5,000.00. No exceptions were noted as a result of this portion of the examination.

#### **C. SURETY BOND** **Idaho Code §§ 41-2710(6), 2711** **IDAPA 18.05.01.021.07 & 08**

The Department has on file surety bond # 2170615 in the amount of \$50,000.00 issued by North American Specialty Insurance Company on behalf of the Agent. We confirmed during the examination that this bond is currently active. No exceptions were noted as a result of this portion of the examination.

**D. CLAIMS**  
**Idaho Code § 41-2708(1) & (2)**

The Agent reported seven (7) claims filed within the examination period. The claims appear to pertain to missed or improperly posted documents, alleged easements, encroachments or boundary disputes, liens, or other related matters. There does not appear to be any substantive issue with the title plant. No exceptions were noted as a result of this portion of the examination.

**II. ADVERTISING AND MARKETING**  
**Idaho Code § 41-2708(3) & (4)**  
**IDAPA 18.05.01.031 & Exhibit 1**

The examination included a review of the Agent's marketing and sales practices. A general ledger for each year under examination for all accounts involving contributions, donations, sales expenses, travel and meal expenses, Agent/staff function expenses, as well as samples of listing packages or property profiles were requested and received. After a cursory review of the general ledgers, samples were picked within our examination parameters. Supporting documents for the samples were requested, received, and reviewed. No exceptions were noted as a result of this portion of the examination.

**III. TITLE FILE REVIEW**  
**Idaho Code §§ 41-2702, 2708 & 2709**  
**IDAPA 18.05.01.012, 013 & Exhibit 1(9)**

The title department, under the management of Isabel Villalobos and Nicholas Schug, comprises twelve (12) title officers, and one (1) title assistant. The title plant for Gem County is owned, posted, and maintained by the Agent in Boise, Idaho. A sample of title files were reviewed within the parameters of our examination for the rates charged, the correct insured amount of the owner's and mortgagee's policies, proper countersignatures, double sales, proper use of the Standards of Liability and liens and encumbrance rules, and unique kind or class of risk. No exceptions were noted as a result of this portion of the examination.

**IV. ESCROW FIDUCIARY ACCOUNTS AND FILE REVIEW**

The escrow department, under the management of Star Nieves, comprises one (1) escrow officer, and two (2) escrow assistants.

**A. FIDUCIARY ACCOUNTS**  
**IDAPA 18.05.01.021.04, 05 & 09**

The examination included a review of the fiduciary accounts utilized during the examination period. The accounts were reviewed for correct labeling, separation from operating funds, reconciliation, and negative balances. Under the management of Debbie Shirley, Corporate

Banking Manager, the fiduciary accounts are balanced on a daily basis and reconciled on a monthly basis by Lucinda Schultz, Bank Administrator. The monthly reconciliations are reviewed by the Agent's trust accounting department and Debbie Shirley, Corporate Banking Manager. No exceptions were noted as a result of this portion of the examination.

**B. ESCROW FILE REVIEW**  
**Idaho Code § 41-2705(3)**  
**IDAPA 18.05.01.021 & 022**

The examination included a review of the escrow files opened during the examination period. A sample of the escrow files were reviewed within the parameters of our examination for adequate written instructions, conformity to the written instructions, rates charged as filed, signed settlement statements, receipt and disbursement ledgers, evidence of receipts and disbursements made, file overdrafts, and business interests of the escrow officers. No exceptions were noted as a result of this portion of the examination.

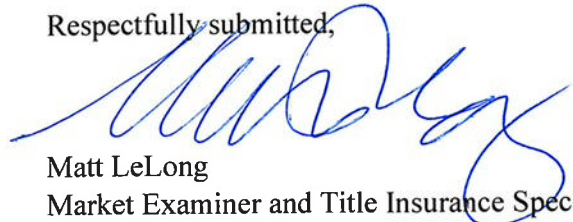
**SUMMARY OF RECOMMENDATIONS**

There were no recommendations as a result of the examination.

**AFFIDAVIT OF EXAMINER**

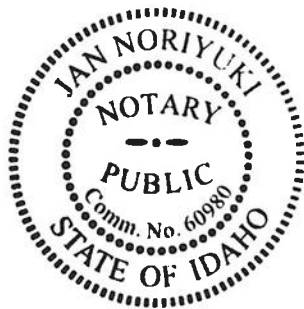
I certify and attest that I have examined the Agent's tract indexes, abstract records, as well as other records, and the operation of the Agent's business and other matters relevant to the affairs of the Agent. I further certify that I have no relationship, other than in my capacity as examiner and/or regulator, with the Agent or its employees and that no conflict of interest exists that would prevent me from conducting the examination. I acknowledge the assistance and cooperation of the Agent and its employees during the examination. Based on my examination, I prepared this Examiner's Report of Exceptions (the "Report") in accordance with Idaho Code § 41-2710(7). I confirm that the findings, conclusions, and recommendations contained in this Report are my own.

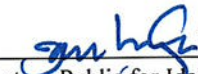
Respectfully submitted,



Matt LeLong  
Market Examiner and Title Insurance Specialist  
Idaho Department of Insurance

SUBSCRIBED AND SWORN to before me this 3<sup>rd</sup> day of February, 2026.



  
Notary Public for Idaho  
Residing at: Boise  
Commission Expires: 01-26-2031