

**FILED**  
**JAN 16 2020**  
Department of Insurance  
State of Idaho

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

**STATE OF IDAHO**

In the Matter of:

SECURED LAND TRANSFERS, LLC  
[Boise County], doing business as TitleOne

Idaho Title Agency License No. 712451

Docket No. 18-3754-20

**ORDER ADOPTING REPORT  
OF EXCEPTION EXAMINATION  
AS OF DECEMBER 31, 2018**

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 SECURED LAND TRANSFERS, LLC [Boise County], doing business as TitleOne (“SECURED”), 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 for the Period January 1, 2016 to December 31, 2018 of Secured Land Transfers, LLC dba TitleOne [Boise County], as of December 31, 2018 (“Report”), as filed.

**FINDINGS OF FACT**

1. SECURED is a title agency licensed by the Department to transact title insurance in Boise County, Idaho, under Title Agency License No. 712451.

2. The Department completed an examination of SECURED, pursuant to Idaho Code §§ 41-2710(7) and 41-219(1) and (5) on or about December 17, 2019. 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 December 26, 2019, and was transmitted to SECURED on the same date. A copy of the Report is attached hereto as Exhibit A.

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

5. On or about December 30, 2019, the Department received a Waiver from SECURED signed by Cameron McFaddan, its senior vice president. By execution of such Waiver, a copy of which is attached hereto as Exhibit B, SECURED consented to the immediate entry of a final order by the Director of the Department ("Director") adopting the Report without any modifications; waived its right to make a written submission or rebuttal to the Report; and waived its right to request a hearing and to seek reconsideration or appeal from the Director's final order.

#### **CONCLUSIONS OF LAW**

6. Idaho Code § 41-227(5) 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, rejecting the report and reopening the examination, or calling for an investigatory hearing.

7. Having fully considered the Report, the Director concludes that, with regard to the matters examined and information provided by SECURED, the comments, findings, 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 for the Period January 1, 2016 to December 31, 2018 of Secured Land Transfers, LLC dba TitleOne [Boise County], as of December 31, 2018, 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 (30) days of the issuance of the adopted Report, SECURED shall file with the Department's Examiner Title & Market 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 and EFFECTIVE this 13<sup>th</sup> day of January, 2020.

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 agency 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 or orders previously issued in this case may file a petition for judicial review in the district court of the county in which:

- i. A hearing was held;
- ii. The final agency action was taken;
- iii. The party seeking review of the order resides, or operates its principal place of business in Idaho; or
- iv. The real property or personal property that was the subject of the agency action 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 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. Idaho Code § 67-5274.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that, on this 16<sup>th</sup> day of January, 2020, I caused a true and correct copy of the foregoing ORDER ADOPTING REPORT OF EXCEPTION EXAMINATION AS OF DECEMBER 31, 2018, to be served upon the following by the designated means:

Secured Land Transfers, LLC  
868 E. Riverside Drive, Ste. 100  
Eagle, ID 83616-6019  
[cmcfaddan@titleonecorp.com](mailto:cmcfaddan@titleonecorp.com)

- first class mail
- certified mail
- email

Edith L. Pacillo  
Lead Deputy Attorney General  
Idaho Department of Insurance  
P.O. Box 83720  
Boise, ID 83720-0043  
[edith.pacillo@doi.idaho.gov](mailto:edith.pacillo@doi.idaho.gov)

- first class mail
- certified mail
- email

  
\_\_\_\_\_  
Pamela Murray



REPORT OF EXCEPTION EXAMINATION

For the Period January 1, 2016 to December 31, 2018

of

SECURED LAND TRANSFERS, LLC dba TITLEONE  
(a title agent corporation - license #712451 - Boise County)

as of

December 31, 2018

*Equal Opportunity Employer*



**Table of Contents**

**SALUTATION.....3**

**FOREWORD.....4**

**PURPOSE AND SCOPE OF EXAMINATION .....5**

**HISTORY AND DESCRIPTION .....5**

**PRIOR EXAMINATION .....5**

**PRIOR ESCROW AUDIT .....5**

**I. OPERATIONS AND MANAGEMENT.....6**

**A. MANAGEMENT, CONTROL AND FINANCIAL INTERESTS .....6**

**B. CONTRACTING AUTHORITY.....6**

**C. SURETY BOND .....6**

**D. CLAIMS.....6**

**II. ADVERTISING AND MARKETING.....7**

**III. TITLE FILE REVIEW.....7**

**IV. ESCROW FIDUCIARY ACCOUNTS AND FILE REVIEW .....7**

**A. FIDUCIARY ACCOUNTS.....7**

**B. ESCROW FILE REVIEW .....8**

**CONCLUSION.....9**

Boise, Idaho  
December 17, 2019

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, and 41-2713, an examination has been made of the administrative affairs, books, records and financial condition of;

Secured Land Transfers, LLC dba TitleOne  
868 E. Riverside Drive, Ste #100  
Eagle, Idaho 83616  
License #712451 - Boise County

Hereinafter referred to as "Title Agent".

The following Report of Exception Examination is respectfully submitted.



## **FOREWORD**

This is an exception examination report of the practices and procedures of Secured Land Transfers, LLC dba TitleOne (Title Agent) an Idaho Title Agent licensed in Boise County. However, failure to identify or criticize specific products, procedures or files does not constitute approval thereof by the Idaho Department of Insurance (the Department).

The examination was conducted at the Department's offices located at 700 W. State Street in Boise, Idaho. In performing this examination, the examiner(s) reviewed a sample of the Title Agent's procedures, files, and documentation. Some noncompliant practices may not have been discovered during this examination. As such, this report may not fully reflect all of the procedures and practices of the Title Agent.

During the examination, the examiner(s) may cite violations made by the Title Agent. Statutory citations are as of the period under examination unless otherwise noted. The goal of the examination team was to produce an examination report that reflects agreement in content with the Title Agent. The report indicates where agreement was not possible.

The final examination report documents consist of the examiners' report, the Title Agent's response if elected, and any administrative actions based on the findings of the Department.

## **PURPOSE AND SCOPE OF EXAMINATION**

The purpose of this examination is to determine compliance with applicable Idaho Statutes and regulations, and rules promulgated by the Department. In addition, examiners may have documented practices and procedures that did not appear to be in the best interest of Idaho insurance consumers.

The period covered by this examination is January 1, 2016 through December 31, 2018. Specific areas examined include operations/management, claims, advertising and marketing, title file review and escrow fiduciary account and file review.

The Department's authority to conduct this examination includes, but is not limited to, Idaho Code § 41-2710(7), which grants authority for regular examinations of a title agent's tract indexes, abstract records, and any other records to ascertain compliance with title 41, Idaho Code, and related rules, to occur 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.

## **HISTORY AND DESCRIPTION**

TitleOne Corporation was formed and incorporated on May 3, 2000. They became licensed with the Department in Blaine County on July 13, 2015. In October of 2011 they purchased Idaho Title and Trust, Inc. TitleOne Corporation merged with Vandelay LLC in September of 2016 wherein TitleOne Corporation was the surviving entity. As a result of the merger, Title Resource Group became the sole shareholder of TitleOne Corporation. On March 1, 2019 they merged with Secured Land Transfers, LLC. They conduct business in Boise County out of offices in Boise, Meridian and Eagle Idaho.

## **PRIOR EXAMINATION**

This examination included a review to determine if exceptions were noted in our preceding report of examination. This agent was licensed in Boise County on October 17, 2016 so there was no previous examination report to review.

## **PRIOR ESCROW AUDIT**

Our examination included a review to determine if exceptions were noted in the September 1, 2018 escrow audit completed by Mr. Melvin D. Maisey of Fidelity National Title Group which covered the period July 1, 2015 through June 30, 2018 were addressed. No exceptions were noted.

## **SUMMARY OF FINDINGS AND RECOMMENDATIONS**

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

This examination included a review of the Title 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 18.01.39.011, 012 & 013**

The managing members of Secured Land Transfers, LLC are Stephanie E. Witmer and Kelli Purtell. The registered agent is Corporate Creations Network Inc. Clayton Freeman, Nick Weatherly and Amy Wilcoxson are the Team Leaders in Boise County. No exceptions were noted as a result of this portion of the examination.

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

This Title Agent has underwriting contracts with Fidelity National Title Insurance Company, Chicago Title Insurance Company, Stewart Title Guaranty Company, Title Resources Guaranty Company and Commonwealth Land Title Insurance Company. All premiums appear to be paid current. All underwriting contracts require a high liability approval from \$750,000.00 to \$4,000,000.00 with deductibles for loss of \$2,500.00 to \$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 18.01.25.011.08 & 09**

The Department has on file surety bond #285059775 in the amount of \$50,000.00 issued by Liberty Mutual Insurance Company on behalf of the Title Agent. The examination confirmed this bond to be currently active. No exceptions were noted as a result of this portion of the examination.

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

The Title Agent reported that there were eleven (11) claims during the examination period. The claims appear to be oversights on the part of employees of the Title Agent or disputes involving property lines, easements and building encroachments. There does not appear to be any problems 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 18.01.39.014 & 18.01.56**

This 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, Title 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 18.01.25 & 18.01.56.017 & Exhibit 1(9)**

The title plant is posted and maintained by Alliance Title Central Processing 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, cancellation fees, and unique kind or class of risk. The Head of the Title Department is Clayton Freeman and consists of twelve (12) title officers and twelve (12) assistants located in all three (3) branches. No exceptions were noted as a result of the examination.

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

The escrow department is managed by Abby Black and consists of twenty (20) escrow officers and thirty one (31) assistants located in all three (3) branches.

### **A. FIDUCIARY ACCOUNTS**

**IDAPA 18.01.25.011.04, 05 & 10**

The Fiduciary Account is balanced on a daily basis by Jenna Lang and Jacob Schmidt. Randy Rabehl, the Controller in the corporate offices in Boise reviews bank reconciliations. The examination included a review of the fiduciary account utilized during the examination period. The account was reviewed for correct labeling, separation from operating funds, reconciliation, and negative balances. No exceptions were noted as a result of the examination.

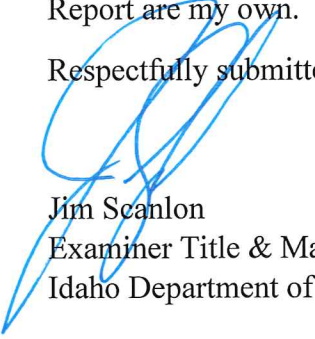
**B. ESCROW FILE REVIEW**  
**Idaho Code § 41-2705(3)**  
**IDAPA 18.01.25.011 & 12, 18.01.56.017**

A sample of the escrow files were reviewed within the parameters of our examination for adequate written instructions, conformity to the written instructions by the Title Agent, 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.

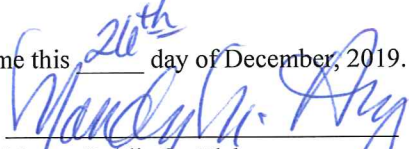
**CONCLUSION**

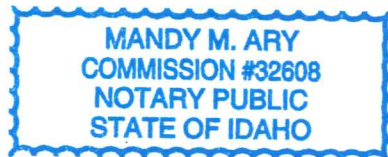
I certify and attest that I have examined the Title Agent's tract indexes, abstract records, as well as other records, and the operation of the Title Agent's business and other matters relevant to the affairs of the Title Agent. I further certify that I have no relationship, other than in my capacity as examiner and/or regulator, with the Title 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 Title Agent's 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,

  
Jim Scanlon  
Examiner Title & Market Insurance Specialist  
Idaho Department of Insurance

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of December, 2019.

  
Notary Public for Idaho  
Residing at: Bosey, Idaho  
Commission Expires: 7/24/24



State of Idaho  
**DEPARTMENT OF INSURANCE**

**BRAD LITTLE**  
Governor

700 West State Street, 3rd Floor  
P.O. Box 83720  
Boise, Idaho 83720M0043  
Phone (208)334-4250  
FAX# (208)334-4398

**DEAN L CAMERON**  
Director

**WAIVER**

In the matter of the Report of Examinations as of December 31, 2018, of:

**Secured Land Transfers, LLC dba TitleOne  
1101 W. River Street, Ste. #201  
Boise, Idaho 83702**

#712441 - Ada Cnty	#712480 - Canyon Cnty	#712500 - Kootenai Cnty
#712444 - Blaine Cnty	#712473 - Cassia Cnty	#712502 - Lincoln Cnty
#712451 - Boise Cnty	#712485 - Gooding Cnty	#712503 - Minidoka Cnty
#712468 - Bonneville Cnty	#712489 - Jefferson Cnty	#712505 - Twin Falls Cnty
#712469 - Butte Cnty	#712499 - Jerome Cnty	

By executing this Waiver, the Agent hereby acknowledges receipt of the above-described examination reports, verified as of the 26<sup>th</sup> day of December 2019, and by this Waiver hereby consents to the immediate entry of a final order by the Director of the Department of insurance adopting said report without any modifications.

By executing this Waiver, the Company also hereby waives:

1. its right to examine the reports for up to thirty (28) days as provided in Idaho Code section 41-2710(7),
2. its right to make additional written submissions or rebuttals to the reports prior to entry of a final order as provided in Idaho Code section 41-2710(7) and,
3. any right to request a hearing under Idaho Code sections 41-227(5) and (6), 41-232(2)(b), or elsewhere in the Idaho Code, and
4. any right to seek reconsideration and appeal from the Director's order adopting the reports as provided by section 41-227(6), Idaho Code, or elsewhere in the Idaho Code.

Dated this 30 day of December, 2019

**Secured Land Transfers, LLC dba TitleOne**

Cameron McFadden

Name (print)

[Signature]

Name (signature)

SVP

Title

