STATE OF MISSOURI

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APR 17 2007
MO. DEPT OF INSURANCE,
FINANCIAL INSTITUTIONS &
PROFESSIONAL REGISTRATION

# DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION

P.O. Box 690, Jefferson City, Mo. 65102-0690

## VOLUNTARY FORFEITURE AGREEMENT

RECEIVED
APR 16 2007
DEPT OF INSURANCE,
FINANCIAL INSTITUTIONS &
PROFESSIONAL REGISTRATION

TO: DOUGLAS SCHUKAR
AMERICAN LAND TITLE LLC
12140 WOODCREST EXECUTIVE DRIVE, SUITE 200
ST. LOUIS, MISSOURI 63141

RE: Claudette Johnson
Our File #07A000025

DATE: March 22, 2007

It is hereby agreed by Douglas M. Ommen, Director of the Missouri Department of Insurance, Financial Institutions, and Professional Registration and American Land Title LLC as follows:

WHEREAS, Douglas M. Ommen, Director of the Missouri Department of Insurance, Financial Institutions, and Professional Registration ("Department") is an agency of the state of Missouri created and established for administering and enforcing all laws in relation to insurance and insurance companies doing business in the state of Missouri;

WHEREAS, American Land Title LLC is licensed by the Department to do business in the state of Missouri pursuant to Chapters 374, 375, and 381 RSMo;

WHEREAS, the investigation (#07A000025) has revealed:

1. That American Land Title LLC failed to record with the County Recorder of Deeds the security instrument (Deed of Trust) within three (3) business days of such closing after receipt of certified funds, thereby violating Section 381.412.1 RSMo(1994), causing grounds for discipline under Section 381.412.3 RSMo (1994);

2. American Land Title LLC demonstrated unsound underwriting practices by failing to record with the County Recorder of Deeds the warranty deed in a timely manner; thereby violating Section 381.071.1(2) RSMo (1994);
3. American Land Title LLC failed to list their licensed producers within twenty days, thereby violating Section 375.015.2 RSMo Cum Supp 2006;
4. American Land Title LLC failed to update their change of address within thirty days, violating Section 375.018.7 RSMo Cum Supp 2006, resulting in a forfeiture of $10.00 per month.

WHEREAS, American Land Title LLC, after being advised by legal counsel, does hereby voluntarily and knowingly waive any and all rights for procedural requirements, including notice and an opportunity for a hearing, which may have otherwise applied to the above investigation; and

NOW THEREFORE, in lieu of the institution by the Department of any action for the suspension or revocation of the license of American Land Title LLC to transact the business of insurance in the state of Missouri or the imposition of other sanctions, American Land Title LLC does hereby voluntarily and knowingly waive all rights to any hearing, and does surrender and forfeit the sum of ONE THOUSAND THREE HUNDRED THIRTY DOLLARS ($1,330.00), such sum payable to the Missouri School Fund in accordance with Section 374.280.2 RSMo.

American Land Title LLC shall submit this sum to the Department no later than April 19, 2007, or this offer to settle the violations lapses.

Dated: _____

Douglas Schukar
American Land Title LLC

Dated: _____

Kathyrn L.R. Turner, Senior Counsel
Division of Consumer Affairs

Dated: _____

Douglas M. Ommen, Director
Missouri Department of Insurance, Financial Institutions, and Professional Registration