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DEPT OF INSURANCE, FINANCIAL INSTITUTIONS & PROFESSIONAL REGISTRATION

STATE OF MISSOURI

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DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION

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

VOLUNTARY FORFEITURE AGREEMENT

TO: Ryan Shaughnessy
Shaughnessy Title Company LLC
DBA Preservation Title Company
1804 Lafayette, Suite 100
St Louis MO 63104

RE: Brian Mehrhoff, Complainant
Our File #08A000463

DATE: January 14, 2009

It is hereby agreed by Shaughnessy Title Company LLC DBA Preservation Title Company (Preservation) and the Consumer Affairs Division of the Department of Insurance, Financial Institutions and Professional Registration, as follows:

WHEREAS, Kip Stetzer, Interim Director of the Department of Insurance, Financial Institutions and Professional Registration, State of Missouri (hereinafter, Director) whose duties, pursuant to Chapters 374, 375 and 381 RSMo, include the supervision and regulation of the business of insurance;

WHEREAS, the Consumer Affairs Division of the Department of Insurance, Financial Institutions and Professional Registration is charged with investigating producers, business entity producers, and companies engaged in the business of insurance pursuant to Sections 374.085 and 375.190, RSMo (2000) and is authorized by the Director to recommend enforcement action under the laws relating to insurance;

WHEREAS, Preservation is licensed as a business entity producer by the Department of Insurance, Financial Institutions and Professional Registration, pursuant to Chapters 374, 375 and 381 RSMo;

WHEREAS, the investigation by the Consumer Affairs Division revealed that Preservation violated our insurance laws and is subject to enforcement action by the Director for the following:

1. Preservation failed to respond to inquires within twenty (20) days, therefore violating Section 375.141.1 (2) RSMo and 20 CSR 100-4.100 (2) (A); and
2. Preservation failed to record the warranty deed promptly, therefore violating Section 381.071.1 (2) RSMo.

WHEREAS, Preservation has been informed of the nature of their violations, their right to

counsel, and their right to contest any attempt by the Department of Insurance, Financial Institutions, and Professional Registration to discipline the business entity producer license, or to recover whatever penalties or other monetary relief as may be provided for by statute, and states that it understands its rights to contest any such actions;

NOW, THEREFORE, in lieu of the Department of Insurance, Financial Institutions, and Professional Registration of any action to revoke or suspend the business entity producer license of Preservation or to impose any other penalties provided for by statute for the above-described violations, after being afforded the opportunity to consult legal counsel, Preservation, does hereby voluntarily and knowingly surrender and forfeit the sum of $2,100.00, such sum to be paid into the Missouri State School Fund pursuant to Sections 374.046 and 374.280, RSMo.

Preservation shall submit this sum to the Department of Insurance, Financial Institutions, and Professional Registration, by company check, cashier's check or money order made payable to the Missouri School Fund no later than February 5, 2009.

08/05/09
Dated:

Ryan Shaughnessy
Shaughnessy Title Company LLC
DBA Preservation Title Company

Dated:

Mary Kempker, Division Director

2.17.09
Dated:

Kip Stetzer, Interim Director John Huff, Acting Director
Missouri Department of Insurance, Financial
Institutions, and Professional Registration

Please submit this form along with payment to:
Missouri Department of Insurance
Attention: Larry Leppard, Title Insurance Investigator II
P O Box 4001
Jefferson City, MO 65102-0690
(573) 526-4252
(573) 526-4898 (Fax)