



**DEPARTMENT OF INSURANCE, FINANCIAL
INSTITUTIONS AND PROFESSIONAL REGISTRATION**

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

IN RE: Tri Lakes Title & Escrow, LLC
PO Box 2265
Branson, MO 65616

TRACKING ID# 344296

VOLUNTARY FORFEITURE AGREEMENT

It is hereby agreed by Tri Lakes Title & Escrow, LLC (“Tri Lakes”) and the Division of Consumer Affairs of the Department of Insurance, Financial Institutions and Professional Registration, as follows:

WHEREAS, Chlora Lindley-Myers, is the duly appointed Director of the Department of Insurance, Financial Institutions and Professional Registration, State of Missouri (hereinafter, “Director” of the “Department”), whose duties, pursuant to Chapters 374, 375 and 381, RSMo, include the supervision and regulation of the business of insurance;

WHEREAS, the Division of Consumer Affairs (“Division”) of the Department is charged with investigating producers and companies engaged in the business of insurance pursuant to Sections 374.085 and 374.190, RSMo and is authorized by the Director to recommend enforcement action under the laws relating to insurance;

WHEREAS, Tri Lakes currently holds an active license as a business entity

producer with the Department, pursuant to Chapter 375, RSMo;

WHEREAS, the Division has received information concerning Tri Lakes failure to timely file the Annual Financial Interest Report and Affiliated Arrangement Report that were due March 31, 2019, which is a violation of Sections 381.029.3 and 381.029.4, RSMo (2016) and Missouri regulation 20 CSR 500-7.070 and subjects Tri Lakes to enforcement action by the Director;

WHEREAS, Tri Lakes has been informed of its right to counsel and of its right to contest any attempt by the Department to discipline its insurance producer license, and states that it understands its rights to contest any such actions;

AND WHEREAS, Tri Lakes acknowledges and admits for purposes of this Agreement and for purposes of any future action by the Director or the Division based on any additional violation of the insurance laws or regulations by Tri Lakes, in which action the Director or the Division alleges that the violations described herein form part of a course of conduct, a business practice, or other such series of similar violations, or that future violations by Tri Lakes are committed knowingly, intentionally or in conscious disregard of the law, that it failed to timely file the Annual Financial Interest Report and Affiliated Arrangement Report that were due March 31, 2019, which is a violation of Sections 381.029.3 and 381.029.4, RSMo (2016) and Missouri regulation 20 CSR 500-7.070.

NOW, THEREFORE, in lieu of any recommendation or initiation by the Division of any action based on the violations cited in this Agreement, and after being afforded the opportunity to consult legal counsel, Tri Lakes does hereby voluntarily and knowingly surrender and forfeit the sum of two hundred fifty dollars (\$250.00), such sum to be paid

into the State School Moneys Fund pursuant to Sections 374.046 and 374.280, RSMo.

Tri Lakes shall submit this sum to the Department by cashier's check or money order made payable to the State School Moneys Fund no later than August 27, 2019.

The parties agree that, should the Director or the Division in the future allege an additional violation of the insurance laws or regulations by Tri Lakes, nothing in this Agreement shall preclude the Director or the Division from introducing Tri Lakes admissions contained in this Agreement as evidence that the acts described herein form part of a course of conduct, a business practice, or other such series of similar violations, or for purposes of showing that such later alleged acts are committed knowingly, intentionally or in conscious disregard of the law.

DATED:

8/12/19



Tri Lakes Title & Escrow, LLC
By: Stephen Babbit
Its: Qualified Principal
License No. 8025239

DATED:

8/20/19



Carrie Couch, Director
Division of Consumer Affairs

DATED:

8.22.2019



Chlora Lindley-Myers, Director
Department of Insurance, Financial
Institutions and Professional Registration

**RETURN RECEIPT
REQUESTED**

ANGIE GROSS
MISSOURI DEPT. OF INSURANCE
P O BOX 4001
JEFFERSON CITY, MO 65102

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