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THE DOCUMENT HEREIN RECORDED IS A

Judgment
(Document Type)

index only
Tax Serial Number(s)



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I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN
THE THIRD DISTRICT COURT, SALT LAKE
COUNTY, STATE OF UTAH

DATE: November 28, 2023
Deanna M. Jensen
DEPUTY COURT CLERK



Attorney for Third Party Complaint Plaintiff Titan Title Insurance Agency, LLC

IN THE THIRD JUDICIAL DISTRICT COURT SALT LAKE COUNTY, STATE OF UTAH	
AMF HOLDINGS, LLC, a Utah limited liability company, and ACLAIME CREDIT STRATEGIES FUND, LP, a Utah limited partnership, Plaintiffs, v. ATTORNEYS' TITLE GUARANTY FUND, INC., a Colorado corporation, and TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, Defendants.	DEFAULT JUDGMENT AGAINST THIRD-PARTY DEFENDANTS RYAN GOODRICH AND SYNERGY TITLE INSURANCE AGENCY, LLC ON TITAN TITLE INSURANCE AGENCY, LLC'S THIRD-PARTY COMPLAINT Civil No. 230902701 Judge Richard McKelvie
TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, Crossclaim Plaintiff, v. ATTORNEYS' TITLE GUARANTY FUND, INC., a Colorado corporation, Crossclaim Defendant.	

<p>TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</p> <p>Third Party Plaintiff,</p> <p>v.</p> <p>RYAN GOODRICH and SYNERGY TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</p> <p>Third Party Defendants.</p>	
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This matter came before the Court on Titan Title Insurance Agency, LLC's Motion for Entry of Default Judgment Against Ryan Goodrich and Synergy Title Agency, LLC on the Third-Party Complaint filed on May 16, 2023 as part of Titan Title Insurance Agency, LLC's 5/16/23 Answer of Titan Title Insurance Agency, LLC; Crossclaim Against Attorney's Title Guaranty Fund, Inc.; and Third Party Complaint Against Ryan Goodrich and Synergy Title Insurance Agency, LLC (the "Third-Party Complaint").

Third-Party Defendants Ryan Goodrich ("Goodrich") and Synergy Title Insurance Agency, LLC ("Synergy Title") were served with the Third-Party Complaint and valid Summonses on October 5, 2023 pursuant to and in accordance with the Court's October 5, 2023 Ex Parte Order for Alternative Service. Goodrich and Synergy Title each failed to appear or respond to the Third-Party Complaint and Summonses.

Default was entered against Ryan Goodrich and Synergy Title Insurance Agency, LLC on November 2, 2023.

The Court, having reviewed Titan Title Insurance Agency, LLC's Motion for Entry of



Default Judgment, having reviewed the entire record in this case, and finding good cause therefor,

HEREBY ENTERS DEFAULT JUDGMENT against Third Party Defendants Ryan Goodrich and Synergy Title Insurance Agency, LLC, as judgment debtors, jointly and severally, and in favor of Titan Title Insurance Agency, LLC, as judgment creditor, as follows:

1. For actual damages in the amount of \$1,000,000.00 pursuant to the First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Causes of Action;
2. Plus three times actual damages of \$3,000,000.00 pursuant to, alternatively, the First Cause of Action (treble punitive damages for Fraud), the Second Cause of Action (civil penalty of treble damages pursuant to UCA § 76-6-412(2)), or the Fifth Cause of Action (treble punitive damages for Breach of Fiduciary Duty);
3. Plus Titan's attorney's fees pursuant to the Ninth Cause of Action (UCA § 78B-5-825) due to Defendants' bad faith in the current amount of \$16,000.00;
4. Plus Titan's costs incurred to date of \$2,890.00,

For a total judgment amount of \$4,018,890.00.

This judgment shall bear interest at the statutory rate set forth in the Utah Code Ann. § 15-

1-1. This judgment may be augmented for post-judgment attorney's fees and costs incurred in collection of the judgment.

THIS ORDER IS ELECTRONICALLY SIGNED BY THE COURT ON THE TOP
OF THE FIRST PAGE OF THE DOCUMENT AND ENTERED AS OF THAT DATE



CERTIFICATE OF SERVICE

I hereby certify that on the 6th day of November, 2023, I caused a true and correct copy of the foregoing to be served on the following:

Via the United States mail, postage prepaid, and via email:

Ryan Goodrich
Synergy Title Insurance Agency, LLC
2104 West 2200 South
Syracuse, Utah 84075-9355
ryan@synergytile.org

s/ David W. Steffensen
David W. Steffensen



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Attorney for Third Party Complaint Plaintiff Titan Title Insurance Agency, LLC

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY SALT LAKE DEPARTMENT, STATE OF UTAH	
<p>AMF HOLDINGS, LLC, a Utah limited liability company, and ACLAIME CREDIT STRATEGIES FUND, LP, a Utah limited partnership,</p> <p>Plaintiffs,</p> <p>v.</p> <p>ATTORNEYS' TITLE GUARANTY FUND, INC., a Colorado corporation, and TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</p> <p>Defendants.</p>	<p>JUDGMENT INFORMATION STATEMENT</p> <p>Civil No. 230902701</p> <p>Judge Richard McKelvie</p>
<p>TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</p> <p>Crossclaim Plaintiff,</p> <p>v.</p> <p>ATTORNEYS' TITLE GUARANTY FUND,</p>	

INC., a Colorado corporation, Crossclaim Defendant.	
TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, Third Party Plaintiff, v. RYAN GOODRICH and SYNERGY TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, Third Party Defendants.	

NOTICE IS HEREBY GIVEN OF THE FOLLOWING INFORMATION PURSUANT TO U.C.A. §78B-5-201:

1. The correct name and last-known address of the judgment debtors: RYAN KELLY GOODRICH and SYNERGY TITLE INSURANCE AGENCY, LLC, 2104 West 2200 South, Syracuse, Utah 84075-9355.
2. The name and address of the judgment creditor: TITAN TITLE INSURANCE AGENCY, LLC, 10813 South River Front Parkway, Suite 125, South Jordan, Utah 84095.
3. The amount of the judgment: \$4,018,890.00 (\$1,000,000.00 in damages, treble punitive damages \$3,000,000.00, Attorney's fees and other costs \$18,890.00).
4. The judgment debtor's social security number, upon information and belief: Unknown.
5. The judgment debtor's date of birth: July xx, 1983.
6. The judgment debtor's driver's license number if a natural person: Unknown.
7. Whether or not a stay of enforcement has been ordered by the court and the date the stay expires: N/A—No Stay of Enforcement has been ordered.

DATED this 28th day of November 2023.

LAW OFFICE OF DAVID W. STEFFENSEN, PC

/s/ David W. Steffensen
DAVID W. STEFFENSEN
Attorney for Plaintiff