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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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Recorder  
Richard T. Maughan  
Chief Deputy  
Laile H. Lomax

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A

Judgment  
(Document Type)

index only  
Tax Serial Number(s)



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 27, 2023

*Richard McKelvie*  
DEPUTY COURT CLERK



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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,  Third Party Plaintiff,  v.  RYAN GOODRICH and SYNERGY TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,  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 Summons 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 Summons.

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.

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

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### 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@synergytitle.org](mailto:ryan@synergytitle.org)

s/ David W. Steffensen  
David W. Steffensen



**DAVID W. STEFFENSEN (4677)**  
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**dave.dwslaw@me.com**

*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><b>JUDGMENT INFORMATION STATEMENT</b></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