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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/4/2023 3:05 PM  
FEE 40.00 Pgs: 7  
DEP CTA REC'D FOR KIRK  
LAW

*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.	<b>DEFAULT JUDGMENT AGAINST THIRD-PARTY DEFENDANTS RYAN GOODRICH AND SYNERGY TITLE INSURANCE AGENCY, LLC ON TITAN TITLE INSURANCE AGENCY, LLC'S THIRD-PARTY COMPLAINT</b>  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><b>TITAN TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</b></p> <p><b>Third Party Plaintiff,</b></p> <p><b>v.</b></p> <p><b>RYAN GOODRICH and SYNERGY TITLE INSURANCE AGENCY, LLC, a Utah limited liability company,</b></p> <p><b>Third Party Defendants.</b></p>	

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

**JONATHAN D. KIRK (USB No. 16083)**

**KIRK LAW**

180 S 100 W #1158

Pleasant Grove, Utah 84062

Phone: (801)980-0388

Fax: (801)303-8666

Email: [jonathan@kirklawutah.com](mailto:jonathan@kirklawutah.com)

*Attorney for Third Party Plaintiff / Judgment Creditor*

**IN THE THIRD JUDICIAL DISTRICT COURT  
SALT LAKE COUNTY, STATE OF UTAH**

AMF HOLDINGS, LLC; and ACLAIME  
CREDIT STRATEGIES FUND, LP,

Plaintiffs,

v.

ATTORNEYS' TITLE GUARANTY FUND,  
INC., and TITAN TITLE INSURANCE  
AGENCY, LLC,

Defendants.

TITAN TITLE INSURANCE AGENCY, LLC,

Crossclaim Plaintiff

v.

ATTORNEYS' TITLE GUARANTY FUND,  
INC.,

Crossclaim Defendant.

TITAN TITLE INSURANCE AGENCY, LLC,

Third Party Plaintiff/Judgment Creditor,

v.

RYAN GOODRICH, and SYNERGY TITLE  
INSURANCE AGENCY, LLC

Third Party Defendants/Judgment Debtors

**JUDGMENT INFORMATION  
STATEMENT TO CREATE JUDICIAL  
LIEN**

Case No. 230902701

Judge RICHARD MCKELVIE

**JUDGMENT INFORMATION STATEMENT TO CREATE JUDICIAL LIEN**

## **JUDGMENT INFORMATION STATEMENT TO CREATE JUDICIAL LIEN**

Pursuant to Utah Code Ann. §§ 78B-5-201 & -202, the recording of the Default Judgment Against Third-Party Defendants Ryan Goodrich and Synergy Title Insurance Agency, LLC on Titan Title Insurance Agency, LLC's Third-Party Complaint ("Judgment") entered in the above case together with this Judgment Information Statement creates a judicial lien in DAVIS COUNTY on any real property in which the Judgment Debtors have a current or future interest.

### **JUDGMENT DEBTOR #1**

**Name:** RYAN GOODRICH

**Last-known address:** 712 S 1750 W, Syracuse, UT 84075

**Address at which received service of process:** N/A – Alternative Service

**Social security number or taxpayer ID number:** xxx-xx-7933

**Date of birth:** 7/xx/1983

### **JUDGMENT DEBTOR #2**

**Name:** SYNERGY TITLE INSURANCE AGENCY, LLC

**Last-known address:** 712 S 1750 W, Syracuse, UT 84075

**Address at which received service of process:** N/A – Alternative Service

**Social security number or taxpayer ID number:** N/A

**Date of birth:** N/A

### **JUDGMENT DEBTOR #1'S REAL PROPERTY**

**Serial No.:** 12-808-0025

**Address:** 712 S 1750 W, Syracuse, UT 84075

**Legal Description:** ALL OF LOT 25, GAILEY FARMS. CONT. 0.27000 ACRES.

### **AMOUNT OF JUDGMENT: \$4,018,890.00**

**CREDITOR:** TITAN TITLE INSURANCE AGENCY, LLC, c/o Kirk Law,  
180 S 100 W #1158, Pleasant Grove, Utah 84062, (801)980-0388

**No appeal has been filed. The 28-day stay under Rule 62(a) will expire on December 26, 2023.**

**[SIGNATURE PAGE FOLLOWS]**

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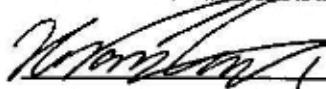
I, Jonathan D. Kirk, do hereby certify under penalty of perjury that the information contained herein is true and accurate to the best of my knowledge.

DATED this 30 day of November 2023.



Jonathan D. Kirk  
Attorney for Plaintiff

In the County of Utah, State of Utah, on this 30 day of November 2023, Jonathan D. Kirk personally appeared, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.



, Notary Signature and Seal

