



Kansas Land Title Association

# THE KANSAS ABTRACTER

The Official Publication of the Kansas Land Title Association

April 2021

Shawn Herrick, Editor

## President's Report

By Lisa Henry, KLTA President

Hello my friends, this newsletter brings hope and excitement for the coming year.

Hope that we will be together very soon, maybe still 6 feet apart, but perhaps I will get to see your smile. I miss smiles; amazing how you take that small thing of beauty for granted, then when it disappears you realize how important it really is. What about a good healthy laugh, I mean the belly hurt kind of laugh, how long has it been since you had one of those? It has been a long year but one that we can look back on and see how much we have learned, lost and survived!

Congratulations to all of you troopers for hanging in there. With the refinance rates at an all time low for such a long time you have had to stick to the daily grind, day in and day out, most of the business world as we know is still moving as normal, still need to get that title out and still need to get those closings done. Life goes on....Great Job!

Now, when do I get to see you again? ...it will be at the Convention. We are still holding off on District Meetings this spring, allowing the vaccines to get out there and become effective.

Super excited to see you August 4-6. We will meet in Lawrence, and try to do everything close to the old "normal" but I am sure we will have a few differences. Stay tuned for the details to follow.

Also, been a busy time for the Legislative group this year as well, hopefully we will have results about the SB 106 Remote Online Notary bill soon.

Stay well and see you in August.

## "Title School" 2021

This year's Title School was a first in many ways! One is that I didn't care at all about the weather. I didn't even look at my app or look out a window.

Second, we held only the continuing education portion of the Title School. There has been discussion about

trying to put on some education for beginners this year but that is yet to be determined. We certainly want to thank the speakers who helped make the zoom class happen. The Kansas Department of Insurance allowed us to get our hours to stay in compliance virtually and the speakers made 4 hours staring at a screen as enjoyable as possible. We had 98 people take advantage of this unique opportunity.

A heartfelt thank you to Speakers:

Mike Malone, Fidelity National Title Ins. Co.  
Matt McBride, Continental Title Company  
Ellen Albrecht, First American Title Ins. Co.  
Candi Slobodnik, Agents National Title Ins. Co.  
Christina Snow, Old Republic National Title Ins. Co.  
Crystanna Cox, First American Title Ins. Co.

Third, we didn't get to socialize at all. Not one toast or guffaw. I just want you all to rest assured that I did have a beverage that night and watched a comedy (I think it was a debate). After all, I didn't have to drive anywhere.

## KLTA PAC

\_\_\_\_\_ Yes, I pledge to support the Kansas Land Title Association PAC in the below amount.

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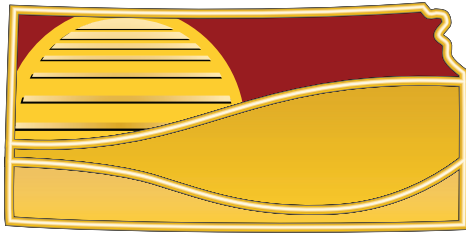
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email: \_\_\_\_\_

Please send to: KLTA PAC  
• 7321 NW Rochester Rd. • Topeka, KS 66617



Kansas Land Title Association



## Title Insurance Agents Licensing Exam Study Guide

The KLTA recognizes that its future and the success of the organization are founded on the education and professionalism of its members. Licensing by the Kansas Insurance Department is an important measure in the advancement of the personal and professional development of Title Professionals. In 2012, Roger Hannaford, President of the KLTA commissioned a working committee to review, consider, and develop the materials for studying and passing the Kansas Insurance Department Title Insurance Licensing Examination. Under President Hannaford's direction this committee conducted a thorough review of applicable laws, regulations, standards and underwriting principals which resulted in this Study Guide for the Title Insurance Licensing exam. The manual is not only intended to help in preparation for the Title Insurance Test, it also serves as a valuable reference and resource for the rigors and everyday challenges of the practice of title insurance professionals.

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## THE YOUNG TITLE AWARDS

The Young Title Person Committee is currently seeking nominations for its selection of the Young Title Person and Young Title Professional.

The Purpose of the Young Title Person Program is to:

- Recognize the achievements of outstanding Young Title People (YTP)
- Aid in the recruitment and retention of dedicated young persons to the title industry
- Provide opportunities of YTP to become more familiar with KLTA and its members
- Encourage the involvement of YTP in the association

The two persons chosen for the Young Title Person and Young Title Professional Awards each year will receive special recognition and paid registration to the Kansas Land Title Association Annual Convention.

The nomination form, which is to be completed by an owner, manager or supervisor of a KLTA Member firm and submitted to the Committee Chair by July 15, 2021. The nomination form should be mailed or emailed as soon as possible. Your nominee may then be contacted and asked to fill out a questionnaire.

The Young Title Person Committee may set up interviews with each nominee. The committee will select the winners, if any, of the Young Title Person/Professional Awards for the year 2021 and will present the awards at the Annual Convention to be in August.

THE YOUNG TITLE PERSON OF THE YEAR AWARD is presented to the person nominated and selected by the Committee for his or her dedication to the title industry and growing leadership potential.

Anyone, age 35 or younger, employed in the land title industry by a member of the Kansas Land Title Association, is eligible to be nominated for the Young Title Person Award.

THE YOUNG TITLE PROFESSIONAL OF THE YEAR AWARD is presented to the person nominated and selected by the Committee for his or her dedication to the title industry and who is actively involved in management as an employee. Anyone, age 35 or younger, employed in a management position in the land title industry by a member of the Kansas Land Title Association, is eligible to be

nominated for the Young Title Professional Award

Young Title Person/Professional Committee:  
Mike Malone – Immediate Past President  
Patty Holle – President-Elect  
Dakota Denis  
Zach Sheppard

Young Title Person/Professional Award Nominee:

Name of Nominee \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Why I feel this person should be the 2021 Young Title Person/Professional of the Year:

E-Mail all nomination forms to: [exec-sec@klta.org](mailto:exec-sec@klta.org)  
c/o Young Title Committee Mike Malone.

## Convention and Annual Meeting Notice

Be sure watch for convention registration. It will be published soon. You can expect a great line-up of fun, education, interaction and relaxation. We hope to see you there at the Oread in Lawrence, Kansas; August 4-6, 2021.

The Kansas Land Title Association will hold its Annual Meeting during the state convention being held August 4-6, 2021 in Lawrence, Kansas at the Oread Hotel. You should receive your registration materials via email and they will also available on the website at [www.klta.org](http://www.klta.org).

The slate of officers and Executive Committee members will be voted on the floor of the Annual Convention of the KLTA, Friday, August 6th, 2021.

## Anniversary Recognition

We will again be recognizing long-time title professionals at the Convention Banquet on Friday, August 6th. If you or any of your employees have been in the title business for 25 years or more, in increments of 5 years (25, 30, 35, etc.), please submit the professional's name and number of years in the business, to our Association Executive Secretary, Shawn Herrick at [exec-sec@klta.org](mailto:exec-sec@klta.org), no later than July 15, 2021 so that names can be included with others to be honored.

## Testimony for KLTA

On February 9th Chris St. John testified on behalf of KLTA for the Senate and again for the House on March 18th. This is his testimony to the Senate Judiciary Committee:

Chairman Warren and members of the Committee, my name is Chris St. John and I am the Legislative Co-Chairman of the Kansas Land Title Association.

KLTA has represented abstractors and title insurance agents in the great state of Kansas since 1907.

KLTA supports **Senate Bill 106**, a version of the 2018 Revised Uniform Law on Notary Acts (RULONA) tailored for Kansas. KLTA patiently monitored legislation across the United States over the past 5 years

The Uniform Law Commission had the benefit of learning from some of the challenges faced by early adopters in crafting their 2018 revision and were able to include provisions for what is becoming a new industry norm. KLTA's goal in supporting this bill is to work in partnership with interested parties in the industry, especially the Kansas Secretary of State's office who must administer this law, to bring notarizations via 2-way audio/video technology (Remote Online Notaries or 'RON') to Kansas in a safe and responsible way.

Crossover of membership between the KLTA Legislative Committee and the Title Standards Committee of Kansas Bar Association made the KBA an important partner as well.

Title insurers insure, among other things, the validity of an acknowledgment on recorded documents. That is why our industry has such a huge interest in good legislation on this matter. KLTA believes the provisions of SB 106 for notarizations via 2-way audio/video technology are robust, safe and secure, platform neutral and they provide the Secretary of State with a realistic mandate to promulgate rules and regulations to incorporate as necessary many of the national data and security standards that have been produced by the national standards groups.

We appreciate the cooperation and leadership the Secretary of State's office has provided as well as the advice and assistance provided by Prof. Concannon and the Kansas Bar Association in crafting this bill.

For the reasons stated above the Kansas Land Title Association supports Senate Bill 106 and would encourage the committee to recommend this bill favorable for passage.

Ashley Garr also submitted testimony on behalf of KLTA on **SB 103** - the Power of Attorney Act and is below:

I submit comments today on behalf of the Kansas Land Title Association (KLTA), pertaining to SB 103, which amends the Kansas Power of Attorney Act. Since 1907, the KLTA has represented the interests of licensed abstractors and title insurance agents who specialize in the orderly and secure transfer of real estate in Kansas. Our members are regularly presented with powers of attorney from customers requesting to use them in conjunction with real estate transactions.

Our members have reviewed the changes proposed in SB 103, which coincide with the changes proposed in HB 2500 from the 2020 session, as amended in committee. Our concerns with HB 2500 in 2020 were adequately addressed in committee during that session and changes resolving our concerns with that bill were carried through to SB 103 in the current session. For these reasons, the KLTA supports SB 103 as filed.

SB 106 passed the Senate and House but was amended and is now in a Conference Committee.

SB 103 has also passed both House and Senate and is in a conference committee.

Also the KLTA Executive Committee voted to be a supporter of the ALTA SECURE Letter. It is an attempt to have a national version of RON Legislation.

Dear Senators Warner and Cramer:

On behalf of the undersigned associations, we write to express our support for the Securing and Enabling Commerce Using Remote and Electronic Notarization Act (SECURE Notarization Act). This legislation builds on ongoing efforts to promote remote transaction options for consumers. The past year has demonstrated how technology can be leveraged to modernize various aspects of our lives, and we are looking forward to working with you and your colleagues in both chambers to make Remote Online Notarization (RON) accessible across the United States.

Online Notarization (RON) accessible across the United States.

Notarizations are used extensively in real estate transactions, as well as in a variety of other key areas including affidavits, powers of attorney, living trusts, and advance health care directives, among others. A survey conducted by the American Land Title Association (ALTA) of major vendors working in the remote notarization space found that use of RON increased 547% during 2020 when compared to 2019. This increase can be attributed to heightened demand for RON during the pandemic, in addition to the fact that 30 states have now passed permanent laws authorizing its use. Clearly there is a need and demand for this approach to notarization throughout the country.

The SECURE Notarization Act allows businesses and consumers the ability to execute critical documents using two-way audiovisual communication. Current requirements for a signer to physically be in the presence of a Notary are often impractical and sometimes impossible due to social distancing limitations resulting from the spread of COVID-19, as well as other roadblocks for in-person signing, like military service overseas and time constraints.

The SECURE Notarization Act would allow for the immediate nationwide use of RON technology. The legislation would provide certainty for interstate recognition of RON and establishes robust minimum standards, recommended by the non-partisan Uniform Law Commission, to ensure strong nationwide consumer protections. Current or future state laws meeting the national minimum standards would supersede this federal law.

We thank you for your support of the SECURE Notarization Act in 117th Congress.

### **Abstracters' Examination**

The next Abstracters' Examination and next ABE Board meeting will be held at the Salina Area Technical School in Salina, Kansas; Building rooms A 112 and A126 on April 26th, 2021

You can find the application to take the exam on the KLTA website or email [exec-sec@klta.org](mailto:exec-sec@klta.org) and an application can be sent to you.

Any questions or issues about Abstracters Licenses please contact one of the following:

Roger W. Hannford, III  
Chairman  
P.O. Box 253  
Marion, Ks 66861  
620.382.2130

Jill Reynard  
Board Member  
111 N. 4th St.  
Manhattan, Ks 66502  
785.565.4800

Jerilyn Stull  
Board Member  
PO Box 636  
LaCrosse, Ks 67548  
785.222.2712

Shawn Herrick  
Executive Secretary  
785.286.1110

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Kansas Land Title Association

### Memorial

Pat Wheeler, January 22, 2021

### KLTA Kalendar

#### ALTA Advocacy Summit

May 18-20  
Virtual

#### KLTA Convention 2021

KLTA Convention 2021  
August 4 - 6, 2021  
The Oread  
Lawrence, Kansas

#### KLTA Continuing Education

August 6, 2021  
The Oread  
Lawrence, Kansas

#### ALTA ON

October 12 - 15, 2021  
New Orleans LA

#### KLTA Title School

February 8- 10, 2022  
Wichita Marriott  
Wichita, Kansas

#### KLTA Continuing Education

February 9, 2022  
Wichita Marriott  
Wichita, Kansas

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