

ALASKA LAND TITLE ASSOCIATION

P.O. Box 241811, Anchorage, AK 99524-1811

February 11, 2018

ALASKA LAND TITLE ASSOCIATION

BOARD OF DIRECTORS RESOLUTION

WHEREAS the Mortgage Bankers Association and the American Land Title Association have collaborated to create model legislation to help states adopt a process for remote online notarization with strong safeguards; and

WHEREAS an electronic closing is generally any real estate closing event or process in which the buyer, seller, borrower, notary or others use an electronic signature to sign some or all of the closing documents; and

WHEREAS real estate transactions nationally are going digital to create a better closing experience while reducing risks for all parties; and

WHEREAS this transformation must be carefully managed to avoid a negative impact on land ownership records and mortgage financing; and

WHEREAS a large portion of transactions, real estate and other conducted within the state of Alaska necessitates delays, often times for days, due to the requirement to ship documents via surface transport between multiple parties for the purpose of notarization; and

WHEREAS poorly deployed electronic closings with weak processes can make it difficult to detect serious problems like fraud, duress, elder abuse, and mental incapacity that create substantial risk of claims unless stopped in advance; and

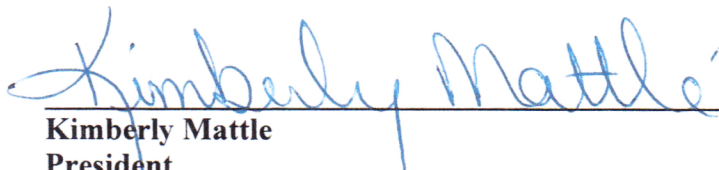
WHEREAS electronic closings enhance the closing experience for all the parties involved while improving efficiency; and

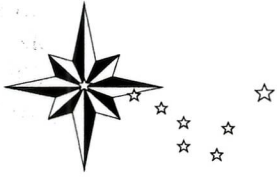
WHEREAS consumers benefit from increased convenience and more time to review documents before signing with electronic signing, which helps accelerate the final closing with shorter signing appointments; and

WHEREAS a well-designed electronic closing process can give borrowers and sellers more time to review documents in advance of the closing, prevent "missed signatures" on documents at the closing, enable the efficient and accurate distribution of executed documents to the parties, create a seamless process for recording documents upon closing, and reduce post-closing "clean-up" work;

NOW BE IT THEREFORE RESOLVED that the Alaska Land Title Association Board of Directors hereby requests the 31st Alaska Legislature to sponsor legislation that will authorize an electronic notary signature and stamp that provides safeguards proposed in the model legislation; and

BE IT FURTHER RESOLVED that the Alaska Land Title Association supports the passage and enactment of the model legislation.


Kimberly Mattle
President
Alaska Land Title Association



Alaska Escrow and Title Insurance Agency, Inc.

April 10, 2019

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,


Kimberly Mattle
Vice President / General Manager

Ketchikan Office
2030 Sea Level Drive, Ste. 201
Ketchikan, Alaska 99901
Tel: 907-225-9077
Fax: 907-225-9076

Juneau Office
8800 Glacier Hwy, Ste. 102
Juneau, Alaska 99801
Tel: 907-789-1161
Fax: 907-789-1159

Sitka Office
315 Seward Street, Ste. B
Sitka, Alaska 99835
Tel: 907-623-1140
Fax: 907-623-0774



First American Title™

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Karen K. Bridendolph

Title Operations Advisor/Senior Title Officer

April 8, 2019

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'H Hancock', written in a cursive style.

Howard Hancock
PO Box 242143
Anchorage, AK 99524
dhhancock@gci.net

Ceri Godinez

From: Terry Bryan <terry@yukontitle.com>
Sent: Wednesday, April 10, 2019 6:04 AM
To: Rep. Matt Claman
Subject: Support for HB 124

Dear Representative Claman

The purpose of this e-mail is to express support for House Bill 125, which authorized Alaska to establish a remote electronic notary System.

HB 124 should be considered consumer friendly legislation which will improve the flow of commerce for individual Alaska citizens. In fact, it provides a higher level of security and integrity to the established notary process. Our mobile population and residents living remotely will see daily benefits from this legislation in time and money savings.

Thank you for and consideration that you can provide.

Respectfully,



Terry E. Bryan
President
Yukon Title
2525 C Street, Suite 110
Anchorage, Alaska 99503
p: (907) 222-1515 Ext. 132
f: (907) 222-0615
terry@yukontitle.com



Check out our Website and Rate Calculator at
www.yukontitle.com

WARNING- Email hacking and fraud are on the rise due to fraudulently misdirected funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

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Ceri Godinez

From: Crissy Haman <crissy@yukontitle.com>
Sent: Tuesday, April 9, 2019 9:56 AM
To: Rep. Matt Claman
Subject: HB 124

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska. This will also be a big benefit to our Military who are overseas.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Crissy Haman
Vice President and Title Manager
Yukon Title Company
714 Gaffney Rd
Fairbanks, Alaska 99701
d: (907) 374-2057
p: (907) 456-3474 Ext. 246
f: (907) 456-3476
crissy@yukontitle.com

Please note that effective April 8th, 2019 our Escrow Department is being reunited with our Title Department located at 714 Gaffney Road. All closings will take place in our newly remodeled building. We look forward to serving all your title and escrow needs under one roof. Thank you!



WARNING- Email hacking and fraud are on the rise due to fraudulently misdirected funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

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3801 Centerpoint Drive, Suite 102, Anchorage, Alaska 99503
Phone: (907) 569-2842 Fax: (907) 569-2843

April 10, 2019

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska by providing a convenient and efficient way to sign documents.

HB124 also provides the safeguards for an electronic notary system to have integrity and provide a higher level of security than paper-based notarizations.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Janelle Keller
Commercial Title Officer
Alyeska Title Guaranty Agency
Secretary/Treasurer
Alaska Land Title Association
Phone – (907) 339-8862
Email – jkeller@alyeskatitle.com



Fidelity Title Agency of Alaska, LLC
3150 C Street, Suite 220
Anchorage, AK 99503
907-277-6601

April 8, 2019

Dear Representative:

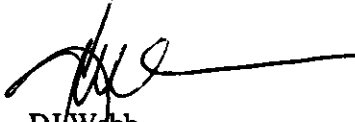
This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,



DJ Webb
General Manager

Ceri Godinez

From: Chris Hough <chris@stewartkenai.com>
Sent: Tuesday, April 9, 2019 4:37 PM
To: Rep. Matt Claman
Subject: I support HB 124

Dear Representative:

This message is to express support for House Bill 124, which authorizes Alaska to establish an electronic notarization system.

HB124 would benefit Alaska by helping to bring electronic documentation and commerce to our state. As a state with many remote communities, as well as distance from other states, an electronic notary system would help Alaska.

HB124 also provides the safeguards in order for an electronic notary system to have integrity and necessary safeguards. The process is so well proven within my industry that major title companies and underwriters frequently insure transactions with these very safeguards.

I recently had a transaction where an active duty service member stationed overseas was buying a house. He suffered some delay and additional cost because his originally signed documents had to be express mailed back to us. However, his wife who lived off base in a different town, had to drive two hours to a US Consulate to obtain a notary that would be acceptable. HB124 would reduce delays and reduce costs for Alaskans abroad as well as those just living remotely within the state.

Thank you for considering this bill and taking my support into your consideration.

Sincerely,

Chris Hough - President
Stewart Title of the Kenai Peninsula, Inc.
35096 Kenai Spur Highway
Soldotna, AK 99669

(907) 260-8031
f(907) 260-8036
www.StewartKenai.com