

ORDER SUMMARY – Case Number: C-14-1444

Name(s): North Sound Escrow LLC
Stacy Ann Bradshaw

Order Number: C-14-1444-14-CO01

Effective Date: September 23, 2014

License Number: 540-EA-46733
Or NMLS Identifier [U/L]

License Effect: revoked

Not Apply Until: Permanent

Not Eligible Until: Permanent

Prohibition/Ban Until: Permanent

Investigation Costs	\$5,000	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 9/23/2014
Fine	\$12,000	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 9/23/2014
Assessment(s)	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Restitution	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Judgment	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Satisfaction of Judgment Filed?		<input type="checkbox"/> Y <input type="checkbox"/> N		
No. of Victims:				

Comments: Both the escrow agent license (NSE) and the DEO license (Bradshaw) is revoked and both are permanently banned

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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
DIVISION OF CONSUMER SERVICES**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Escrow Agent Registration Act of Washington by:

No.: C-14-1444-14-CO01

CONSENT ORDER

NORTH SOUND ESCROW, LLC and
STACY ANN BRADSHAW, Owner and
Designated Escrow Officer,

Respondents.

RECEIVED

SEP 22 2014

DEPT. OF FINANCIAL INSTITUTIONS
OLYMPIA, WASHINGTON

COME NOW the Director of the Department of Financial Institutions (Director), through his
designee Deborah Bortner, Division Director, Division of Consumer Services, and North Sound
Escrow, LLC (Respondent NSE), and Stacy Ann Bradshaw, Owner and Designated Escrow Officer
(Respondent Bradshaw), and finding that the issues raised in the above-captioned matter may be
economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is
entered pursuant to chapter 18.44 of the Revised Code of Washington (RCW), and RCW 34.05.060
of the Administrative Procedure Act, based on the following:

FINDINGS OF FACT

1.1 On or about February 10, 2014, Respondent NSE provided an altered Accord Certificate of
Liability to Umpqua Bank.

1.2 On or about April 7, 2014, the Department began an examination of the books and records of
Respondent NSE. Respondent Bradshaw provided the Department with the relevant files. Upon
review, the Department discovered that in at least three escrow files Respondent NSE altered the
disbursement ledgers to omit voided checks. Additionally, in at least three escrow files Respondent
NSE diverted settlement funds from Respondent NSE's trust account to Respondent NSE's general
account.

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CONCLUSIONS OF LAW

2 **2.1** Based on the above Findings of Fact, Respondents violated RCW 18.44.301(1), (2), and (3)
3 and RCW 18.44.301(4) and (7) by altering documents and putting them off as true;
4 RCW 18.44.301(4) and (7) by knowingly providing false documents to the Department; and
5 RCW 18.44.301(1), (2), (3), (5), (6), and (8) by diverting settlement funds into Respondent NSE's
6 general account.

7 **2.2** Respondents neither admit nor deny the Findings of Fact and Conclusions of Law.

8

AGREEMENT AND ORDER

9 The Department of Financial Institutions, Division of Consumer Services (Department) and
10 Respondents have agreed upon a basis for resolution of the matters alleged in the Temporary Order to
11 Cease and Desist and Take Affirmative Action No. C-14-1444-14-TD01 (TCD), entered May 7,
12 2014, (copy attached hereto). Pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act
13 (Act), and RCW 34.05.060 of the Administrative Procedure Act, Respondents hereby agree to the
14 Department's entry of this Consent Order and further agree that the issues raised in the above-
15 captioned matter may be economically and efficiently settled by entry of this Consent Order. The
16 parties intend this Consent Order to fully resolve the TCD.

17 Based upon the foregoing:

18 **A. Jurisdiction.** It is AGREED that the Department has jurisdiction over the subject matter
19 of the activities discussed herein.

20 **B. Waiver of Hearing.** It is AGREED that Respondents have been informed of the right to a
21 hearing before an administrative law judge, and hereby waive their right to a hearing and any and all
22 administrative and judicial review of the issues raised in this matter, or of the resolution reached
23 herein.

1 **C. No Admission of Liability.** The parties intend this Consent Order to fully resolve the
2 TCD and agree that Respondents neither admit nor deny any wrongdoing by its entry.

3 **D. Escrow Agent License Revocation.** It is AGREED that Respondent NSE's escrow agent
4 license is revoked.

5 **E. Escrow Officer License Revocation.** It is AGREED that Respondent Bradshaw's
6 escrow officer license is revoked.

7 **F. Prohibition from Industry.** It is AGREED that Respondents are permanently prohibited
8 from participating, in any capacity, in the conduct of the affairs of any escrow agent licensed by the
9 Department or subject to licensure or regulation by the Department.

10 **G. Fine.** It is AGREED that Respondents shall pay to the Department a fine of \$12,000, in
11 the form of a cashier's check made payable to the "Washington State Treasurer," upon entry of this
12 Consent Order.

13 **H. Investigation Fee.** It is AGREED that Respondents shall pay to the Department an
14 investigation fee of \$5,000, in the form of a cashier's check made payable to the "Washington State
15 Treasurer," upon entry of this Consent Order. The Fine and Investigation Fee may be paid together
16 in one \$17,000 cashier's check made payable to the "Washington State Treasurer."

17 **I. Records Retention.** It is AGREED that Respondent NSE, its officers, employees, and
18 agents shall maintain records in compliance with the Act and provide the Director with the location
19 of the books, records and other information relating to Respondent's escrow agent business, and the
20 name, address and telephone number of the individual responsible for maintenance of such records in
21 compliance with the Act. As this Consent Order resolves the TCD, Respondents may access and/or
22 remove the records located at the Alderwood Storage facility.

1 **J. Authority to Execute Order.** It is AGREED that the undersigned have represented and
2 warranted that they have the full power and right to execute this Consent Order on behalf of the
3 parties represented.

4 **K. Non-Compliance with Order.** It is AGREED that Respondents understand that failure to
5 abide by the terms and conditions of this Consent Order may result in further legal action by the
6 Director. In the event of such legal action, Respondents may be responsible to reimburse the Director
7 for the cost incurred in pursuing such action, including but not limited to, attorney fees.

8 **L. Voluntarily Entered.** It is AGREED that Respondents have voluntarily entered into this
9 Consent Order, which is effective when signed by the Director's designee.

10 **M. Completely Read, Understood, and Agreed.** It is AGREED that Respondents have read
11 this Consent Order in its entirety and fully understand and agree to all of the same.

12 **RESPONDENTS:**

13 **North Sound Escrow, LLC**

14 By:

[Redacted Signature]

15 Stacy Ann Bradshaw
16 Owner and Designated Officer

Date

9/19/14

[Redacted Signature]

17 Stacy Ann Bradshaw
18 Individually

Date

9/19/14

19 Approved for Entry:

20
21 Mark D. Schedler, WSBA No.7752
22 Williams Kastner
Attorney for Respondents

Date

23 **DO NOT WRITE BELOW THIS LINE**

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12 **RESPONDENTS:**

13 **North Sound Escrow, LLC**

14 By:


15 _____
Stacy Ann Bradshaw
Owner and Designated Officer

Date

17 _____
Stacy Ann Bradshaw
18 Individually

Date

19 Approved for Entry:

20 
21 Mark D. Schedler, W8BA No.7752
Williams Kastner
22 Attorney for Respondents


Date

23 **DO NOT WRITE BELOW THIS LINE**

THIS ORDER ENTERED THIS 23rd DAY OF September 2014.




DEBORAH BORTNER
Director, Division of Consumer Services
Department of Financial Institutions

Presented by:



DEVON P. PHELPS
Financial Legal Examiner

Approved by:



CHARLES E. CLARK
Enforcement Chief