

Terms Completed

ORDER SUMMARY – Case Number: C-02-373

Name(s): International Escrow Inc
Slava Dekman aka Vyacheslav Aronovich Dekman

Order Number: C-02-373-05-CO03

Effective Date: March 11, 2005

License Number: DFI: 18618 -International Escrow
Or NMLS Identifier [U/L] DFI: 37005 [NMLS: 860193]–Dekman
(Revoked, suspended, stayed, application denied or withdrawn)
 If applicable, you must specifically note the ending dates of terms.

License Effect: Revoked

Not Apply Until: March 11, 2010

Not Eligible Until: _____

Prohibition/Ban Until: Dekman -March 11, 2010

Investigation Costs	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Fine	\$2,000	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date
Assessment(s)	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Restitution	\$8,949.24	Due	Paid <input checked="" 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: Restitution = trust funds escheated to the state.

Maintain records for a minimum of 6 years; Notify DFI of name and address of person responsible for records.; Escheat the remaining trust account funds to the State and provide DFI with proof of escheating..

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

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

International Escrow Inc.; and
Grigory Yelkin, Ben Tran, and Slava Dekman,
Principals,

Respondents.

NO. C-02-373-05-CO03

CONSENT ORDER
BETWEEN THE DEPARTMENT AND

INTERNATIONAL ESCROW, INC.

AND

SLAVA DEKMAN

COMES NOW the Acting Director of the Department of Financial Institutions (Acting Director), through her designee Chuck Cross, Director and Enforcement Chief, Division of Consumer Services, and International Escrow, Inc. and Slava Dekman (hereinafter collectively as "Respondents" or separately as Respondent International and Respondent Dekman), by and through their attorney Ryan S. F. Yee, and finding that the issues raised in the 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:

AGREEMENT AND ORDER

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents have agreed upon a basis for resolution of the matters alleged in Statement of Charges and Notice of Intent to Assess Monetary Penalties, Revoke License, and Prohibit from Participation in the Escrow Industry No. C-02-373-03-SC01, (hereinafter referred to as "Statement of Charges") entered August 29, 2002, (copy attached hereto). Pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondents hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the above captioned matter may be economically and efficiently settled by

CONSENT ORDER
INTERNATIONAL ESCROW, INC. and
SLAVA DEKMAN
C-02-373-05-CO03

DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8795

1 entry of this Consent Order. The parties intend this Consent Order to fully resolve Statement of Charges No. C-
2 02-373-03-SC01, entered August 29, 2003.

3 Based upon the foregoing:

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

6 **B. Conditions Are Binding.** It is AGREED that the parties shall be bound by the terms and conditions
7 of this Consent Order as set forth herein.

8 **C. Waiver of Hearing.** It is AGREED that Respondents have been informed of their right to a hearing
9 before an administrative law judge, and that they have waived this right to a hearing and any and all administrative
10 and judicial review of the issues raised in this matter, or of the resolution reached herein.

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

15 **E. Revocation of Escrow Agent License.** It is AGREED that the escrow agent license issued to and
16 held by Respondent International Escrow, Inc. shall be and is hereby REVOKED immediately upon entry of
17 this Consent Order.

18 **F. Prohibition from Escrow Industry.** It is AGREED that Respondent Dekman upon entry of this
19 Consent Order shall be prohibited from participation in the conduct of the affairs of a licensed escrow agent as an
20 officer, principal, designated escrow officer, or employee of any licensed escrow agent or any person subject to
21 licensing under this chapter for five (5) years.

22 **G. Application for Escrow Agent License.** It is AGREED that upon entry of this Consent Order
23 Respondents shall refrain from applying for an Escrow Agent license under any name for a period of five (5)
24 years.

1 H. **Fine.** It is AGREED that Respondents shall pay to the Department immediately upon entry of this
2 Consent Order a fine of two thousand dollars (\$2,000) in the form of a cashier's check made payable to the
3 "Washington State Treasurer."

4 I. **Maintain Records.** It is AGREED that Respondents shall maintain all records involving escrow
5 transactions for a minimum of six (6) years following the closing or termination of the escrow transaction. It is
6 FURTHER AGREED that Respondents immediately upon entry of this Consent Order shall notify the Department
7 in writing of the name, telephone number and complete address of the custodian of records and the location of
8 records.

9 J. **Escheat Trust Funds.** It is AGREED that Respondents immediately upon entry of this Consent
10 Order shall take the necessary steps to escheat trust funds of nearly \$10,000 to the State of Washington as soon
11 as possible and no later than thirty (30) days after entry of this Consent Order. It is FURTHER AGREED that
12 Respondents shall provide the Department with written proof of such payment as soon as possible and no later
13 than thirty (30) days after entry of this Consent Order. The "written proof" at a minimum must consist of copies
14 of the front and back of the cancelled check.

15 K. **Future Application for License.** It is AGREED that the conduct giving rise to the issuance of the
16 above-referenced Statement of Charges will not be considered by the Department in the assessment of any future
17 application for an escrow agent license in the state of Washington, in the event Respondents wish to pursue such
18 application.

19 L. **Authority to Execute Order.** It is AGREED that the undersigned has represented and warranted
20 that they have the full power and right to execute this Consent Order on behalf of the party represented.

21 M. **Compliance with the Law.** Respondents AGREE that, in the future, should they wish to participate
22 in the escrow industry in Washington under any name in any capacity, such as an Escrow Agent or Designated
23 Escrow Officer, they shall fully and completely comply with the Escrow Agent Registration Act and the rules
24 adopted thereunder, and any and all other relevant statutes and regulations in place at that time.

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CONSENT ORDER
INTERNATIONAL ESCROW, INC. and
SLAVA DEKMAN
C-02-373-05-CO03

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DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8795

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

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

5 **RESPONDENT INTERNATIONAL ESCROW, INC.**

6
7 By: [Signature]
8 **SLAVA DEKMAN, Principal**

03/07/05
Date

9 **RESPONDENT SLAVA DEKMAN**

10
11 [Signature]
12 **SLAVA DEKMAN, Individually**

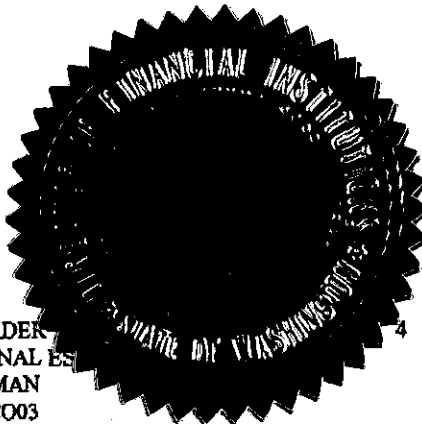
03/07/05
Date

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14 [Signature]
15 **RYAN S. F. YEE, WSBA No. 21214**
16 **Attorney at Law**
17 **Attorney for Respondent International Escrow, Inc**
18 **And Respondent Slava Dekman**

3/7/05
Date

19 **DO NOT WRITE BELOW THIS LINE**

20 THIS ORDER ENTERED THIS 11th DAY OF MARCH, 2005.



21
22 [Signature]
23 **CHUCK CROSS**
24 **Director and Enforcement Chief**
25 **Division of Consumer Services**
Department of Financial Institutions

CONSENT ORDER
INTERNATIONAL ES
SLAVA DEKMAN
C-02-373-05-C003

DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8795

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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:

International Escrow Inc.; and
Grigory Yelkin, Ben Tran, and Slava Dekman,
Principals,

Respondents.

NO. C-02-373-03-SC01

STATEMENT OF CHARGES and NOTICE OF
INTENT TO ASSESS MONETARY PENALTIES,
REVOKE LICENSE, AND PROHIBIT FROM
PARTICIPATION IN THE ESCROW INDUSTRY

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INTRODUCTION

Pursuant to RCW 18.44.410, the Director of the Department of Financial Institutions ("Director") is responsible for the administration of chapter 18.44 RCW, the Escrow Agent Registration Act ("the Act"). The referenced statutes (RCW) and rules (WAC) are attached, in pertinent part. After having conducted an investigation pursuant to RCW 18.44.420, and based upon the facts available as of August 29, 2003, the Director institutes this proceeding and finds as follows:

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I. FACTUAL ALLEGATIONS

1.1 Respondents:

A. International Escrow, Inc. ("International"), is a corporation and is known to have conducted business as an escrow agent at 555 116th Avenue NE Suite 222, Bellevue, Washington 99004. International was licensed to conduct the business of an escrow agent on May 27, 1999, by license number 540-EA-1588-00 (New #18618). This license expired on December 31, 2002. At the time the license was approved by the Department of Financial Institutions ("Department"), International was owned equally and jointly by Grigory Yelkin, its President, and Ben Tran, its Vice President-Secretary.

B. Grigory Yelkin ("Yelkin") is known to be the President of International.

C. Ben Tran ("Tran") is known to be the Vice President-Secretary of International.

1 **D. Slava Dekman** ("Dekman") is listed on a signature card for International's trust account dated
2 October 26, 2000, as "President" of International.

3 **1.2 Examination:**

4 **A. Conduct of Examination:** On April 1 and 2, 2002, the Department commenced an onsite
5 examination of International's trust accounts.

6 **B. Examination Findings:** The examination resulted in the following findings, among others:

7 **i. Operating Without Licensed Escrow Officer:** At the time of the examination, the
8 Department learned that International's Designated Escrow Officer ("DEO"), Karen "Sam" Balsley, had
9 terminated her employment with International effective February 12, 2002. The DEO surrendered her license on
10 April 2, 2002. International did not surrender its Escrow Agent license on February 12, 2002, when the DEO
11 terminated and continued to engage in the business of an escrow agent. At least one new escrow file was opened
12 after February 12, 2002.

13 **ii. Failure to Account for Outstanding Checks:** Respondents had eleven (11) potential stale
14 dated checks totaling \$636.68 that had been outstanding for at least ninety (90) days as of February 28, 2002.

15 **iii. Failure to Promptly Disburse Funds:** Respondents' trial balance report as of March 31,
16 2002, showed that International had \$5,362.77 in twenty-seven (27) closed escrow accounts that had been closed
17 for more than six (6) months.

18 **iv. Failure to Properly Account for Funds in Trust:** Respondents allowed bank charges of
19 \$27.00 for a returned item charge to be paid from the trust account.

20 **1.3 Failure to Maintain Surety Bond:** On July 19, 2002, the Department received notice from Zurich North
21 American Financial Enterprises that International's surety bond had been cancelled effective September 1, 2002.
22 The Department notified International of the cancellation of the bond by telefacsimile on July 22, 2002, and again
23 on July 30, 2002. To date, Respondents have not provided the Department with a replacement surety bond.

24 **1.4 Failure to Notify of Change of Officers:** At some point between the original approval of the license on
May 27, 1999, and the signing of the trust account signature card on October 26, 2000, Slava Dekman began

1 representing himself as President of International. To date, Respondents have not officially notified the
2 Department of any change in the ownership or control of International.

3 **1.5 Failure to Pay Annual License Fee:** On December 31, 2002, International's license to operate as an
4 Escrow Agent expired for failure to pay the annual license fee of \$366.29. After December 31, a penalty for late
5 payment of \$183.14 must also be remitted in order to renew an Escrow Agent license. To date, Respondents have
6 paid neither the annual license nor the late penalty, totaling \$549.43.

7 **1.6 Engaging in Business Without License:** As of July 31, 2003, International continued to maintain a trust
8 account at Key Bank. In addition, as of August 29, 2003, the known telephone number for International was
9 answered by a telephone message indicating that the number belonged to International Escrow. As of August 29,
10 2003, Respondents have not notified the Department that International has closed its office nor have Respondents
11 submitted the information required of an Escrow Agent when it terminates business.

12 **1.7 On-Going Investigation:** The Department's investigation into the alleged violations of the Act by
13 Respondents continues to date.

14 **II. GROUNDS FOR ENTRY OF ORDER**

15 **2.1 Operating Without a Designated Escrow Officer:** Based on the Factual Allegations set forth above,
16 Respondents are in apparent violation of RCW 18.44.071 when they operated as an Escrow Agent without a
17 designated escrow officer.

18 **2.2 Failure to Pay Annual License Fee:** Based on the Factual Allegations set forth above, Respondents are
19 in apparent violation of RCW 18.44.121 when they failed to pay the required annual license fee for 2003.

20 **2.3 Engaging in Business Without License:** Based on the Factual Allegations set forth above, Respondents
21 are in apparent violation of RCW 18.44.171 when they continued to operate as an Escrow Agent after the required
22 licensed had expired.

23 **2.4 Failure to Maintain a Surety Bond:** Based on the Factual Allegations set forth above, Respondents are
24 in apparent violation of RCW 18.44.211 when they failed to provide the Department with a replacement surety
bond when the original bond was cancelled.

1 **2.5 Failure to File Required Report:** Based on the Factual Allegations set forth above, Respondents are in
2 apparent violation of RCW 18.44.301(10) when they failed to notify the Department of a change in principal
3 officers.

4 **2.6 Failure to Perform Acts Expeditiously:** Based on the Factual Allegations set forth above, Respondents
5 are in apparent violation of WAC 208-680D-050, when they failed to promptly resolve issues in escrow accounts
6 that have been closed for more than 90 days. Further, Respondents are in apparent violation of this section when
7 they failed to promptly resolve issues related to potential stale dated checks that have been outstanding for more
8 than 90 days.

9 **2.7 Failure to Notify of Change of Officers:** Based on the Factual Allegations set forth above, Respondents
10 are in apparent violation of WAC 208-680B-015(4) when they changed principal officers without notifying the
11 Department at least thirty (30) days prior to the change.

12 **2.8 Failure to Promptly Disburse Funds:** Based on the Factual Allegations set forth above, Respondents
13 are in apparent violation of WAC 208-680D-060, when they failed to promptly disburse funds immediately upon
14 the closing of escrow transactions.

15 **2.9 Failure to Properly Administer Funds Held in Trust:** Based on the Factual Allegations set forth
16 above, Respondents are in apparent violation of WAC 208-680E-011(14), when they disbursed funds from the
17 trust account for bank charges.

18 **2.7 Director's Discretion:** Pursuant to RCW 18.44.410 and WAC 208-680G-030, the Director has the
19 power and broad administrative discretion to administer and interpret this chapter to facilitate the delivery of
20 services to citizens of this state by escrow agents and others subject to this chapter, including the issuance of rules
21 and regulations, the revocation of licenses, and revocation of authority to act as a designated escrow officer.

22 **2.8 Authority to Revoke License:** Pursuant to RCW 18.44.430(1)(b), the Director may upon notice to the
23 escrow agent and to the insurer providing coverage under RCW 18.44.201, deny, suspend, decline to renew, or
24 revoke the license of any escrow agent or escrow officer for violating any of the provisions of the Act or any
lawful rules made by the Director pursuant to the Act.

1 **2.9 Authority to Impose Fines:** Pursuant to RCW 18.44.430(3) and WAC 208-680G-040(3), the Director
2 may impose fines in addition to or in lieu of revocation.

3 **2.10 Authority to Prohibit from the Industry:** Pursuant to RCW 18.44.430(3) and WAC 208-680G-
4 040(2), the Director may remove and/or prohibit from participation in the conduct of the affairs of a licensed
5 escrow agent, any officer, controlling person, director, employee, or licensed escrow officer in addition to or in
6 lieu of revocation.

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1 **III. NOTICE OF INTENT TO ENTER ORDER**

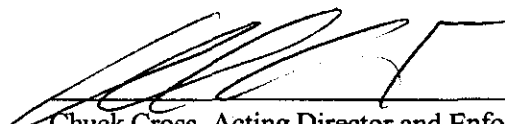
2 The violations by International Escrow Inc., Grigory Yelkin, Ben Tran, and Slava Dekman of the
3 provisions of chapter 18.44 RCW as set forth in the above Factual Allegations and Grounds For Entry Of Order
4 constitute a basis for the entry of an Order under RCW 18.44.410, RCW 18.44.430, RCW 18.44.301, and WAC
5 208-680G-030, which authorize the Director to enforce all laws, rules, and regulations related to the registration of
6 escrow agents and licensing of escrow officers. Therefore, it is the Director's intention to ORDER:

- 7 3.1 That the license of International Escrow Inc. to do business as an escrow agent be revoked; and
- 8 3.2 That Grigory Yelkin be prohibited from participation in the conduct of the affairs of a licensed
9 escrow agent as an officer, principal, or employee of any licensed escrow agent or any person
10 subject to licensing under this chapter for five (5) years, and
- 11 3.3 That Ben Tran be prohibited from participation in the conduct of the affairs of a licensed escrow
12 agent as an officer, principal, or employee of any licensed escrow agent or any person subject to
13 licensing under this chapter for five (5) years, and
- 14 3.4 That Slava Dekman be prohibited from participation in the conduct of the affairs of a licensed
15 escrow agent as an officer, principal, or employee of any licensed escrow agent or any person
16 subject to licensing under this chapter for five (5) years, and
- 17 3.5 That Respondents, jointly and severally, shall pay fines in the amount of \$4,500.00, calculated
18 as follows: \$75.00 per day for 30 days for violation of RCW 18.44.071, and \$75.00 per day for
19 30 days for violation of RCW 18.44.301(10); and
- 20 3.6 That Respondents comply with all information requests and directives from the Department
21 within the timeframes specified in conjunction with the investigation of its business practices;
22 and
- 23 3.7 That Respondents, their officers, employees, and agents shall maintain all records involving
24 escrow transactions for a minimum of six (6) years following the closing or termination of the
escrow transaction; and
- 3.8 That Respondents immediately fulfill the requirements of an escrow agent set forth in the Act and
chapter 208-680 WAC pertaining to funds owed to consumers by disbursing funds, as necessary.
Should Respondents be unable to locate the person to whom the money is owed, Respondents
must escheat the funds to the Washington State Department of Revenue. Respondents must
provide the Department with written proof of payments to consumers and, if escheated, payments
to the Department of Revenue. Written proof, at a minimum, must include copies of the front and
back of cancelled checks.

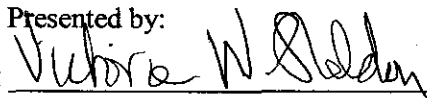
1 **IV. AUTHORITY AND PROCEDURE**

2 This Statement of Charges and Notice of Intent to Assess Monetary Penalties, Revoke License, and
3 Prohibit from Participation in the Escrow Industry is entered pursuant to the provisions of RCW 18.44.410 and
4 RCW 18.44.430, and is subject to the provisions of chapter 34.05 RCW. International Escrow, Inc., Grigory
5 Yelkin, Ben Tran and Slava Dekman may make a written request for a hearing as set forth in the NOTICE OF
6 OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of
7 Charges and Notice of Intent to Assess Monetary Penalties, Revoke Licenses, and Prohibit from Participation in
8 the Escrow Industry.

9 DATED this 29th day of August, 2003.

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12 
13 Chuck Cross, Acting Director and Enforcement Chief
14 Division of Consumer Services
Department of Financial Institutions

15 Presented by:

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17 Victoria W. Sheldon
18 Financial Legal Examiner