

COMMON DEEDS IN THE STATE OF WASHINGTON



Bargain and Sale Deed

Bargain and Sale Deed in Washington, the statutory form of bargain and sale deed conveys a fee simple title to real property, and contains warranties that the seller was the owner of the fee title, that the property was free from encumbrances done or created by the grantor, except for rights to rents and services, and would defend against defects or encumbrances created by or through the grantor, his heirs and or assigns. Non statutory forms of bargain and sale deeds contain no warranties unless expressly set forth.

Deed in Lieu

A deed executed by an owner/borrower to a lender conveying the property 'in lieu of' (instead of) a foreclosure of the lender's mortgage or deed of trust against the property. The grantor voluntarily deeds the property subject to the loan in exchange for a release of financial obligations under the loan.

Fulfilment Deed

A deed issued in compliance with and in fulfilment of the terms of a real estate contract.

Personal Representatives Deed

A deed distributing the estate of a deceased individual in accordance with the resolution of legal proceedings on their affairs.

Quit Claim Deed

Quit Claim Deed in Washington, the statutory form of quit claim deed conveys whatever right, title, or interest the grantor has in the real property to the grantee, without any warranty of title. Unless the deed expressly states, it does not convey any title to the grantor may acquire in the property after the quit claim deed is recorded.

Sheriff's Deed

A deed conveying title to real property following a judicial foreclosure process known as a sheriff's sale.

Special Warranty Deed

A deed conveying title to real property in which the grantor warrant and promises to defend the title only against claims and defects arising from the grantor's ownership.

Statutory Warranty Deed

Statutory Warranty Deed is a legal document that transfer interest in real property from one person to another, with certain specified covenants from the grantor to the grantee. By using a warranty deed, the grantor promises the grantee (1) that he or she is the owner of the property and has the right to convey it. (2) that there are no encumbrances against the property. (3) that no one with a better claim to the property will interfere with the grantee's rights, and (4) to defend certain claims regarding title to the property.

Trustee's Deed

A deed issued by the trustee of a deed of trust following the non-judicial foreclosure of a deed of trust.

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Jesse Gonzalez
206.628.5648

jesse.gonzalez@ctt.com
701 5th Ave., Ste. 2700
Seattle, WA 98104

