

COMMON DEEDS IN WASHINGTON



A deed is a legal document that transfers title (ownership) for real estate. The basic requirements for a deed in Washington are: it must be in writing, contain a legal description of the property, be signed by the grantor (the person(s) granting title to the property) and the grantor's signature must be notarized.

TYPES OF DEEDS

Bargain and Sale Deed

In its most basic form, a bargain and sale deed includes a warranty that the grantor has title to the property but does not guarantee that the property is free of claims. This is known as a bargain and sale deed without covenants. From the grantee's perspective, this is better than a quitclaim deed but not as good as a warranty deed. If a bargain and sale deed specifically states one or more additional guarantees, it is known as a bargain and sale deed with covenants, which makes it similar to a special warranty deed.

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 nancial obligations under the loan.

Fulfillment Deed

A deed issued in compliance with and in fullment 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. In other words, The seller makes no warranties with this type of deed. It is commonly used to transfer property between family members or into or out of a trust, or to correct a problem with the document itself such as the misspelling of a name.

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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