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How to Complete Your Washington Bargain and Sale Deed

Bargain And Sale Deed (RCW 64.04.040)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A Washington bargain and sale deed (RCW 64.04.040) transfers real estate with **limited** statutory promises, mainly that the grantor has not already conveyed or encumbered the property. It is common for estates, trustees, and lenders.

1. **Return address (top of Page 1)**
   Enter where the recorded document should be mailed. Washington recorders allow only the return address in the top 3 inches of the first page.
2. **Indexing block (Page 1)**
   Washington requires the grantor and grantee names, an abbreviated legal description, the assessor's parcel number, and any reference numbers on the first page.
3. **Parties and property (Pages 1–2)**
   Enter the grantor, consideration, grantee, and the full legal description exactly as on the current deed.
4. **Sign before a notary (Page 3)**
   Each grantor signs before the notary with a current, government-issued photo ID.

After It's Signed

- Record the original with the county auditor (recording office) of the county where the property is located.
- Deeds must be accompanied by a Real Estate Excise Tax Affidavit filed with the county treasurer, even if the transfer is exempt.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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Washington-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

When recorded return to:

BARGAIN AND SALE DEED

(RCW 64.04.040)

Grantor(s) (last name first, then first name and initials)

Grantee(s) (last name first, then first name and initials)

Abbreviated legal description (lot, block, plat, or section, township, range) Full legal on page

Assessor's tax parcel or account number Reference numbers (if any)

THE GRANTOR(S)

Name(s) and address of grantor(s)
for and in consideration of

Consideration (e.g., TEN DOLLARS and other good and valuable consideration)
in hand paid, **BARGAINS, SELLS AND CONVEYS** to

Name(s) of grantee(s) and how title is held

Grantor's initials: _____

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the following described real estate, situated in the County of

County
State of Washington:

Full legal description (attach Exhibit A if more space is needed)

Property address (for reference)

SUBJECT TO: easements, restrictions, reservations, and covenants of record, and the following (write "None" if none):

Grantor's initials: _____

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Dated

X _____
Grantor

Printed name

X _____
Grantor

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF)

This record was acknowledged before me on

(date) by (name of grantor(s))

X _____
Notary Public

(Notary seal)

Notary's printed name

Title (Notary Public, State of Washington) My commission expires

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