

FINAL BILL REPORT

ESHB 2297

C 27 L 98

Synopsis as Enacted

Brief Description: Recording documents.

Sponsors: Representatives Sehlin and Hankins.

House Committee on Government Administration
Senate Committee on Government Operations

Background: The county auditor is the recorder of deeds and other instruments that are required to be filed with the county.

Legislation was enacted in 1996 establishing requirements for instruments that are filed with county auditors, including margin requirements and matters that must be included on the first page of the instrument. A cover sheet also must be filed if some of these items are not included on the first page of the instrument.

The following matters must be included on the first page of the instrument or cover sheet: (1) the title or titles of the document; (2) reference numbers of documents assigned or released with reference to the document page number where additional references may be found; (3) the names of the grantors and grantees with reference to the document page number where additional names are included, if applicable; and (4) an abbreviated legal description of the property, if applicable.

The assessor's property tax parcel or account number also must be included on the first page of the document, but no express provision is made for including this number on the cover sheet.

Summary: An instrument may be recorded with the county auditor if a minor portion of a notary seal, incidental writing, or minor portion of a signature extends beyond the margin requirements.

It is clarified that the use of the terms "grantor" and "grantee," for purposes of requirements relating to filing instruments with the county auditor, means the names of the parties involved in the transactions used to create the recording index.

The cover sheet for an instrument that is filed with a county auditor may include the assessor's tax parcel or account number.

Votes on Final Passage:

House 93 0
Senate 45 0

Effective: June 11, 1998