
SUBSTITUTE SENATE BILL 6514

State of Washington 60th Legislature 2008 Regular Session

By Senate Judiciary (originally sponsored by Senators Tom, McCaslin, and Kline)

READ FIRST TIME 02/06/08.

1 AN ACT Relating to identification of real property; amending RCW
2 64.04.010; and creating a new section.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature finds that the practice of
5 Washington's county assessors is to identify real estate by tax parcel
6 number. The legislature intends to clarify existing law such that for
7 written real estate purchase-and-sale agreements and option-to-purchase
8 agreements of undivided tax parcels, the assessor's tax parcel number
9 and the county location of the real estate may be used instead of a
10 legal description.

11 **Sec. 2.** RCW 64.04.010 and 1929 c 33 s 1 are each amended to read
12 as follows:

13 Every conveyance of real estate, or any interest therein, and every
14 contract creating or evidencing any encumbrance upon real estate, shall
15 be by deed: PROVIDED, That:

16 (1) When real estate, or any interest therein, is held in trust,
17 the terms and conditions of which trust are of record, and the
18 instrument creating such trust authorizes the issuance of certificates

1 or written evidence of any interest in said real estate under said
2 trust, and authorizes the transfer of such certificates or evidence of
3 interest by assignment by the holder thereof by a simple writing or by
4 endorsement on the back of such certificate or evidence of interest or
5 delivery thereof to the vendee, such transfer shall be valid, and all
6 such assignments or transfers hereby authorized and heretofore made in
7 accordance with the provisions of this section are hereby declared to
8 be legal and valid; and

9 (2) A written agreement for the purchase and sale or option to
10 purchase real estate need not contain a legal description of the real
11 estate, if the subject of the agreement is one or more undivided tax
12 parcels and the agreement includes the name of the county in which the
13 real estate is situated and the assessor's tax parcel identification
14 number or numbers. Nothing in this section affects the description of
15 condominium units as set forth in RCW 64.34.212.

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