
HOUSE BILL 2753

State of Washington

55th Legislature

1998 Regular Session

By Representatives Grant and Mastin

Read first time 01/19/98. Referred to Committee on Government Administration.

1 AN ACT Relating to documents filed with county auditors; amending
2 RCW 65.04.045; and adding a new section to chapter 65.04 RCW.

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

4 **Sec. 1.** RCW 65.04.045 and 1996 c 143 s 2 are each amended to read
5 as follows:

6 (1) When any instrument is presented to a county auditor or
7 recording officer for recording, the first page of the instrument shall
8 contain:

9 (a) A top margin of at least three inches and a one-inch margin on
10 the bottom and sides, except that an instrument may be filed if a minor
11 portion of a notary seal or incidental writing runs over the margins;

12 (b) The top left-hand side of the page shall contain the name and
13 address to whom the instrument will be returned, except that an
14 instrument may be filed if a minor portion of a notary seal or
15 incidental writing runs over the margins;

16 (c) The title or titles of the instrument to be recorded indicating
17 the kind or kinds of documents or transactions contained therein. The
18 auditor or recording officer shall only be required to index the title
19 or titles captioned on the document;

1 (d) Reference numbers of documents assigned or released with
2 reference to the document page number where additional references can
3 be found, if applicable;

4 (e) The names of the grantor(s) and grantee(s) with reference to
5 the document page number where additional names are if applicable;

6 (f) An abbreviated legal description of the property, including
7 lot, block, plat, or section, township, and range, and reference to the
8 document page number where the full legal description is included, if
9 applicable;

10 (g) The assessor's property tax parcel or account number.

11 (2) All pages of the document shall be on sheets of paper of a
12 weight and color capable of producing a legible image that are not
13 larger than fourteen inches long and eight and one-half inches wide
14 with text printed or written in eight point type or larger. Further,
15 all instruments presented for recording must have a one-inch margin on
16 the top, bottom, and sides for all pages except page one, be prepared
17 in ink color capable of being imaged, and have all seals legible and
18 capable of being imaged, and no attachments may be affixed to the
19 pages.

20 The information provided on the instrument must be in substantially
21 the following form:

22 This Space Provided for Recorder's Use

23 When Recorded Return to:

24

25 Document Title(s)

26 Grantor(s)

27 Grantee(s)

28 Legal Description

29 Assessor's Property Tax Parcel or Account Number

30 Reference Numbers of Documents Assigned or Released

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 65.04 RCW
2 to read as follows:

3 An instrument that does not meet the margin requirements of RCW
4 65.04.045 may be filed with a county auditor if the person filing the
5 instrument pays a one-dollar fee in addition to any other required
6 filing fee.

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