

LET'S TALK TITLE

how do we sign?



PENDING PROBATE

John Wilson, deceased

P&SA-Seller: The Estate of John Wilson

Sign: Sue Smith, as Personal Representative

Initial: SS PR

Title Vesting: The heirs and devisees of John Wilson, deceased

What will title ask for: Title will retrieve the necessary court documents confirming signing authority for the estate.

LACK OF PROBATE

John Wilson, deceased

P&SA-Seller: The Estate of John Wilson

Sign: all legal heirs sign (i.e. Ben Wilson, heir)

Initial: BW

Title Vesting: The heirs and/or devisees of John Wilson, deceased

What will title ask for: A lack of Probate affidavit, copy of the death certificate, and a will (if one was left by the decedent).
Snohomish has separate requirements—please contact your title officer for these requirements.

TRUST IN TITLE

P&SA-Seller: Sue Lee, Trustee of the Sue Lee Revocable Living Trust dated January 2, 2011

Sign: Sue Lee, Trustee

Initial: SL

Title Vesting: Sue Lee, Trustee of the Sue Lee Revocable Living Trust dated January 2, 2011

What will title ask for: Title will need a copy of the Trust to review as soon as possible.

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POWER OF ATTORNEY

John Anderson is signing for his wife, Sue Anderson

P&SA: John Anderson and Sue Anderson, husband and wife

Sign: John Anderson, individually and as Attorney in Fact for Sue Anderson

Initial: JA AIF SA

or

Sign: Sue Anderson by John Anderson as Attorney in Fact, and John Anderson individually

Initial: JA AIF SA & JA

Title Vesting: John Anderson and Sue Anderson, husband and wife

What will title ask for: Title will need to review and approve the POA as soon as possible in order to avoid any issues (the original POA will need to be recorded).
Depending on the type of POA used and the specifics within the POA, additional documentation may be required.

CORPORATION IN TITLE

Bob Johnson Construction, a Washington Corporation

P&SA: Bob Johnson Construction, a Washington Corporation

Sign: Bob Johnson, President

Initial: BJ

Title Vesting: Bob Johnson Construction, a Washington Corporation

What will title ask for: Title will need to review the Articles of Incorporation/ Bylaws /Resolutions/ list of corporate officers as soon as possible in order to avoid any issues.

LLC IN TITLE

Meadows Field, LLC

P&SA: Meadows Field, LLC

Sign: John Mitchell, (manager or member)

Initial: JM

Title Vesting: Meadows Field, LLC

What will title ask for: Title will need to review a copy of the LLC Agreement and any amendments, as soon as possible in order to avoid any issues.