Let's Talk Title

HOW DO WE SIGN?

POWER OF ATTORNEY (EXAMPLE #1)

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.

POWER OF ATTORNEY (EXAMPLE #2)

John Anderson is signing for his mother, Sue Anderson

P&SA: Sue Anderson, as her separate estate (SELLER) or Sue Anderson, a single person (BUYER)

Sign: John Anderson as Attorney in Fact for Sue Anderson

Initial: JA AIF SA

Title Vesting: Sue Anderson, as her separate estate (SELLER) or Sue Anderson, a single person (BUYER)

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.

CW title AND ESCROW

Let's Talk Title

HOW DO WE SIGN?

PENDING PROBATE

Carl W. Clark, deceased

P&SA-Seller: The Estate of Carl W Clark, deceased

Sign: Debbie Flynn, as Personal Representative for the estate of Carl W Clark, deceased (or as Executor, or as Administrator, as applicable)

Initial: DF PR CC (or DF E, or DF A, as applicable)

Title Vesting: The Heirs and Devisees of Carl W Clark, 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 at Law 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.*

TRANSFER ON DEATH DEED (TODD)

Grantor James Smith, beneficiary John Anderson

P&SA: John Anderson, a married person

Sign: John Anderson

Initial: JA

Title Vesting: John Anderson

Notes from Title: If the TODD has been perfected John Anderson will be vested on the title commitment and the TODD will not appear in the special exceptions.

If the TODD appears in the special exceptions, this could be for a couple of different reasons:

1. The TODD has not been perfected by having the death certificate and excise tax affidavit recorded.
2. The Grantor is still living and the TODD will be ignored.

TRUST IN TITLE

P&SA-Seller: 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.