



Fidelity National Title®

Common Deeds ...of Washington

A Deed is a legal document that conveys interest in real property from one person or entity to another. The three types of deeds approved by Washington State Legislature are; the Warranty Deed, Bargain and Sale Deed and the Quit Claim Deed. Below is a brief description of each deed type, the differences between them and how they are most commonly used in today's real estate transactions.

Statutory Warranty Deed (or Warranty Deed)

A statutory Warranty Deed Conveys the Property together with certain specified covenants and warranties from the grantor (seller) to the recipient (buyer). Warranty Deeds are the standard deed used in purchase transactions in Washington State. By using this deed, the grantor promises that he or she is the owner of the property AND has full rights and power to convey it. Additionally, no one else is in possession of the property or will try to claim rights to it, and that the property is free from all liens and encumbrances. (RCW 64.04.030)

Bargain and Sale Deed

A Bargain-and-Sale Deed is usually used to convey property to a buyer for valuable consideration. The Seller "bargains, sells and conveys" subject to liens and encumbrances created by the seller only. Bargain and Sale Deeds contain no warranties against liens or other encumbrances against title, except any that the grantor specifically sets out in the deed. It is implied that the grantor has the right to transfer the deed. Bargain and Sale Deeds are commonly used when a bank conveys title after foreclosure. It is also sometimes referred to as a Limited or Special Warranty Deed. (RCW 64.04.040)

Quit Claim Deed

A Quit Claim Deed contains no warranties. It is used to release a person's interest in a property without stating the nature of the person's interest or rights, and with no warranties of ownership. While a Quit Claim Deed neither warrants nor professes that the grantor's claim is valid, it does prevent the grantor from later claiming they have an interest in the property. Quit Claim Deeds are commonly used to create separate property or clear title. (RCW 64.04.050)

For additional information or to ask specific questions, please contact our Experienced Title Officers.

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