

Common Ways to take title in Washington

The concept of "title" can be loosely translated to mean "the ownership" of real property. "Vesting", sometimes referred to as "holding title" or "taking title", is the manner in which people or entities hold this ownership or a partial interest in the ownership of the property. The most common ways in Washington in which multiple individuals can be vested together in real property are listed first.

LEGAL NAME: Title is vested in the legal name either as individual, married couple and or husband and wife.

TRUST: Title to real property in Washington may be held in trust. The trustee of the trust holds title pursuant to the terms of the trust for the benefit of the truster/beneficiary.

CORPORATION: Title may be taken in the name of a corporation provided that the corporation is duly formed and in good standing in the state of its incorporation.

GENERAL PARTNERSHIP: Title may be taken in the name of a Partnership provided that the Partnership is duly formed in accordance with state laws.

LIMITED LIABILITY COMPANY: A limited company formed under the law of Washington or another state. A limited liability company operates similar to a partnership with protection which is similar to a corporation. An Washington limited liability company must be filed with the State of Washington.

LIMITED PARTNERSHIP: A partnership is formed by two or more persons under the laws of Washington or another state and having one or more limited partners. A certificate of limited partnership must be filed in the office of the **Secretary of State**.

Example of legal documents (deeds) that might be used to convey ownership include the following: (SWD) Statutory Warranty Deed, (QCD) Quit Claim Deed, (PR) Personal Representatives Deed, Special Warranty Deed, Bargain and Sale Deed.

The manner and form of a property owner's vesting has significant legal, tax, and estate planning consequences. Individuals and entities are encouraged, to consult with an attorney to make sure that the chosen form of vesting has no unforeseen consequences, and that the form of vesting is compatible with the intent.