



Real Estate

Q: My neighbor has an easement over my property, but she doesn't use it and is willing to give it up. We are considering selling the property and would like to have the easement removed from title. How do we get rid of a recorded easement?

A: The easement can be terminated by having the party who benefits from the easement—the neighboring property owner—execute a release or termination in favor of the owner of the property burdened by the easement—you. Because an easement is an interest in land, the termination needs to be documented with all the formalities necessary

for a deed: it should be in writing, signed by the party granting the interest (the neighboring property owner), and notarized. You then need to record the document with your county recorder's office to provide public notice of the termination, at which point the easement will no longer exist.

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