

REAL ESTATE



KURT KRUCKEBERG

1221 SECOND AVENUE,
SUITE 500
SEATTLE, WA 98101
206.470.7640
KURT.KRUCKEBERG@HCMP.COM

HCMP
Law Offices

Hillis
Clark
Martin &
Peterson P.S.

Q | I'm selling property and being asked to sign a warranty deed. One of the five warranties I'll be giving as part of the deed is the warranty of "seisin." What does that mean?

A | Seisin is an old feudal word for "possession." In Washington, both warranty deeds and bargain-and-sale deeds carry the covenant of seisin. By signing the deed, you're promising that at the time you deliver the deed to your buyer, you are "lawfully seized of an indefeasible estate in fee simple" in the property described in the deed. Quite a mouthful. This means you're warranting to your buyer that you own the interest in the property you're conveying at the time you convey it. You would be in breach if you didn't really own the property—for example if you only leased it, had previously sold it to someone else, or had abandoned it and allowed someone else to adversely possess it.