



## Real Estate

**Q: I paid off my mortgage loan, but my lender never released the deed of trust and it's still on title. What can I do?**

**A:** If a loan secured by real estate is repaid, the lender is supposed to cause the deed of trust that secured it to be released and reconveyed. But sometimes this doesn't happen, which can be frustrating for the property owner. A new Washington law may help. Under the new law, if a deed of trust isn't released within 120 days after the loan is repaid, the escrow agent who handled the loan payoff may record a notarized "declaration of payment." Notice of the declaration must be sent to the

lender and trustee's last known addresses. If no objection is recorded within 60 days, the deed of trust will be deemed void and title will be cleared. This new law takes effect July 28, 2013.

Alexander M. Wu  
1221 2nd Avenue, Suite 500  
Seattle, WA 98101  
amw@hcmp.com  
206-623-1745

**HCMP**  
Law Offices

Hillis  
Clark  
Martin &  
Peterson P.S.