

Prepare and Record a Restrictive Covenant Modification Document

If you have verified that a document recorded with the county auditor in the chain of title to your property contains a racially restrictive covenant and you have decided to record a modification document, here are the steps to follow.

Step 1:

Obtain the following necessary information about your property from your deed or your title insurance policy.

1. **Recording number** (often referred to as the “auditor’s file number”) of the original document containing the racially restrictive covenant that is void under RCW 49.60.224. It is not necessary to obtain the recording number for any later document repeating the terms of the original document or referencing its recording number.
2. **Recording date** of the original document containing the racially restrictive covenant.
3. **The names of all current owners** of the property (ex: you and your co-owners, if any).
4. **Legal description** (both full and abbreviated) of your property, **AND**
5. **Tax parcel number** for your property.

Step 2:

Fill in the attached “Restrictive Covenant Modification Document” with the information above but do not sign it. These forms can also be found online on the websites of many county auditors in Washington State.

Step 3:

Take the document and government-issued identification to a licensed notary public and sign in the presence of the notary. There may be a charge to have the document notarized.

Step 4:

Take the document to your county auditor for recording. A list of county auditor offices can be found online at: sos.wa.gov/elections/auditors/#. You can bring the document in person or mail it to the county auditor in the county in which the property is located. There is no charge to record the document.

Return Address:

Name: _____

Address: _____

City State Zip: _____, _____

Restrictive Covenant Modification

GRANTOR(S):

1. _____

2. _____

GRANTEE: The Public

ABBREVIATED LEGAL DESCRIPTION:

Additional legal description is on page _____ of this document.

TAX PARCEL NUMBER: _____

REFERENCE NUMBER OF RESTRICTIVE COVENANT MODIFIED: _____

_____, Grantor(s) herein, hereby record this restrictive covenant modification document with respect to the following described real property:

[legal description, or append to document]

The property is subject to an original written instrument recorded _____ (date)
under _____ County Auditor's File Number _____.

The referenced original written instrument contains discriminatory provisions that are void and unenforceable under RCW 49.60.224 and federal law. This document strikes from the referenced original instrument all provisions that are void and unenforceable under law.

This document affects only the portion of the original written instrument that is void pursuant to RCW 49.60.224.

The effective date of this document is the same as the effective date of the original written instrument.

Dated: _____

_____ (grantor)

_____ (grantor)

STATE OF

ss.

COUNTY OF

I certify that I know or have satisfactory evidence that _____
_____ (is/are) the person(s) who appeared before me, and
said person(s) acknowledged that _____ signed this instrument and acknowledged it to be free
and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

Full Legal Description

(if necessary)