



proud past, promising future

CLARK COUNTY
WASHINGTON

June 4, 2009

Mr. David Darby
PO Box 110
Amboy, WA 98601

Dear David,

This is in response to your letter dated May 27, 2009. Please consider the following in response to the questions/requests contained in that letter.

1) *"Please explain to me on what authority the county has to issue a warranty deed instead of a title."*

County auditors do not issue warranty deeds or property titles. County auditors perform the ministerial duty of recording documents that have been properly presented, and serve as the registrar of real property titles and interests in real property that have been approved by the Superior Court for registration under the Torrens system.

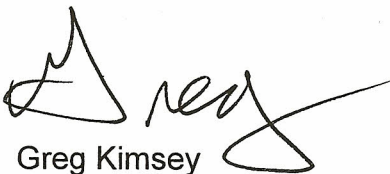
2 *"There has to be some legal authority for the county to use the procedure they have chosen to use. I need your help to find it."*

The county hasn't chosen to use a procedure to make information available to the public regarding the transfer of real property and interests in real property; we abide by the Revised Code of Washington ("R.C.W.") which provides for two methods to accomplish this. These methods are described in R.C.W Title 65, chapters 65.08 – Recording, and 65.12 – Registration of Land Titles (Torrens Act).

3) *"I am requesting that you provide me the legal authority that you and previous county auditors are using to continue the practice of replacing the title with a warranty deed."*

County auditors do not replace property titles with warranty deeds.

With best regards,



Greg Kimsey