

## Law Offices

Law Office of Isaac A Anderson  
10950 NE State Hwy 104 Ste 201  
Kingston WA 98346  
(360) 297-2971

Jeff Tolman Law PLLC  
18925 Front St NE, Ste 100  
Poulsbo, WA 98370  
(360) 779-5561

John Kenney & Associates, PLLC  
17791 Fjord Dr NE Ste 154  
Poulsbo, WA 98370  
(360) 850-1049

Ryan Montgomery & Armstrong Inc  
9657 Levin Rd NW Ste 240  
Silverdale WA 98383  
(360)307-8860

Hall & West PS  
2135 6<sup>th</sup> St  
Bremerton WA 98312  
(360) 373-9515

Bishop Cunningham & Andrews  
3330 Kitsap Way #B  
Bremerton WA 98312  
(360) 377-7691

Shiers Law Firm  
600 Kitsap St Ste 202  
Port Orchard WA 98366  
(360) 876-4455

Yelish Law  
623 Dwight St  
Port Orchard, WA 98366  
360) 876-9900

## Kitsap County Auditor

614 Division St MS-31  
Port Orchard WA 98366  
(360)337-4935

<http://kcwaimg.co.kitsap.wa.us/recorder/eagleweb/docSearch.jsp>

## Title Companies

Aegis Land Title Group  
9633 Levin Rd NW  
Silverdale WA 98383  
(360) 337-2000

Fidelity National Title  
9619 Levin Rd NW  
Silverdale WA 98383  
(360) 692-4556

Land Title Company  
9657 Levin Rd NW Ste 101  
Silverdale WA 98383  
(360) 692-2233

Olympic Title & Escrow  
3888 NW Randall Way Ste 1  
Silverdale WA 98383  
(360) 692-9314

Pacific Northwest Title of Kitsap  
2021 NW Myhre PI  
Silverdale WA 98383  
(360) 692-4141

## Washington State Bar Association

1325 Fourth Ave Ste 600  
Seattle, WA 98101-2530  
1-800-945-9722

<https://www.wsba.org/for-legal-professionals/join-the-legal-profession-in-wa/limited-practice-officers/lpo-forms>



***Dealing with Real Property  
When your Loved One  
Passes Away***



## Kitsap County Treasurer Real Estate Excise Group

614 Division St MS-32  
Port Orchard WA 98366  
(360)337-7135

[www.kitsap.gov/treas](http://www.kitsap.gov/treas)

## Our Responsibilities

The Treasurer's Office processes Real Estate Excise Tax as an Agent for the Washington State Department of Revenue. Whenever a Deed is presented for recording, a Real Estate Excise Tax Affidavit (REETA) is required. The Treasurer's Office is required to review the REETA to make sure it exactly matches the Deed that is being recorded. They also collect the necessary fees based on the terms of the property transfer. They are not legally qualified to interpret the document that is being recorded or the effect it will have once it is recorded.

If you are involved in transferring real property and you are not familiar with the types of documents and how to complete them, getting legal advice should be your first step. Inheriting real estate is a painful way to acquire property. You can protect the inheritance your loved one left you by obtaining sound legal advice.

The list of Law Offices in this brochure reflects a small portion of those available in Washington State. These are just the ones we see processing Real Estate Transactions through our office on a regular basis. There are a wide variety of Attorney's and/or Paralegals that can assist you with the completion of your real estate documents. Please refer to the Washington State Bar Association for more options. Their address, phone number and website are listed in this brochure.

If you have recently lost a loved one or are helping someone who has, we understand that this can be a challenging time. We hope that you find this information helpful.

Transferring Real Property is a complex process that requires legal knowledge and informed decision making. In some cases, a Deed may not be required to transfer the Real Property. It depends on what has been recorded in the past. This is the reason why we recommend that you seek proper legal counsel prior to recording a transfer.

If you choose to proceed without seeking legal advice, please remember that a deceased party cannot convey property, therefore cannot be a Grantor or Grantee on a Deed.

If you are on a limited income, you can contact the following agency to see if they can help:

### **Kitsap Legal Services**

920 Park Ave

Bremerton WA 98337

(360) 479-6125

<http://kitsaplegalservices.org/>

REV 3/28/2022

## The Property Tax Record

The Treasurer's Office can make an update to the property tax account with a copy of the death certificate. If there is a surviving taxpayer listed on the account, the update will remove the deceased tax-payer's name from the property tax record. Sometimes we need a copy of the original recorded deed to accomplish this. Recorded documents can be obtained at the Auditor's Office or a local Title Company. The Auditor's phone and website information is listed on the next page, as well as a list of local Title Companies.

If there is not a surviving taxpayer of record, then the Treasurer's Office can add "deceased" next to the taxpayer's name. If there are Letters of Testamentary or Letters of Administration, then the name of the Personal Representative or Administrator of the Estate can be added to the property tax record.

If there is not a surviving taxpayer of record and you do not have any court documentation appointing a Personal Representative or Administrator, then the Treasurer's office might be able to add an additional statement copy with the name and address of the person that will take responsibility for making sure the property taxes get paid.

**PLEASE NOTE:** The Treasurer's Office does not necessarily reflect legal property ownership on the property tax records.