

NEW SECTION. Sec. 10. Sections 1 through 8 of this act shall constitute a new chapter in Title 75 RCW.

Passed the Senate February 1, 1984.

Passed the House February 24, 1984.

Approved by the Governor March 1, 1984.

Filed in Office of Secretary of State March 1, 1984.

## CHAPTER 73

[Senate Bill No. 4371]

### REAL PROPERTY CONVEYANCE—EXECUTORY CONTRACTS

AN ACT Relating to real property; amending section 1, chapter 278, Laws of 1927 and RCW 65.08.060; and repealing section 3, chapter 278, Laws of 1927 and RCW 65.08.080.

Be it enacted by the Legislature of the State of Washington:

Sec. 1. Section 1, chapter 278, Laws of 1927 and RCW 65.08.060 are each amended to read as follows:

(1) The term "real property" as used in RCW 65.08.060 through 65.08.150 includes lands, tenements and hereditaments and chattels real and mortgage liens thereon except a leasehold for a term not exceeding two years.

(2) The term "purchaser" includes every person to whom any estate or interest in real property is conveyed for a valuable consideration and every assignee of a mortgage, lease or other conditional estate.

(3) The term "conveyance" includes every written instrument by which any estate or interest in real property is created, transferred, mortgaged or assigned or by which the title to any real property may be affected, including an instrument in execution of a power, although the power be one of revocation only, and an instrument releasing in whole or in part, postponing or subordinating a mortgage or other lien; except a will, a lease for a term of not exceeding two years, (~~an executory contract for the sale or purchase of lands;~~) and an instrument granting a power to convey real property as the agent or attorney for the owner of the property. "To convey" is to execute a "conveyance" as defined in this subdivision.

(4) The term "recording officer" means the county auditor of the county.

NEW SECTION. Sec. 2. Section 3, chapter 278, Laws of 1927 and RCW 65.08.080 are each repealed.

Passed the Senate February 2, 1984.

Passed the House February 24, 1984.

Approved by the Governor March 1, 1984.

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