

Class: Interpreting Legal Documents

Synopsis – Interpreting Legal Documents (deeds) class is a one-day offering that covers the following topic areas:

- Nature of Real Property
- Interests in Real Property
- Co-Ownership of Real Property
- Title to Real Property
- General Real Estate Financing (understanding recorded financial instruments that affect title to real property)

Note that these general topic headings cover a wide range of detailed sub-topics, including: easements, partial interests, death and estates, adverse possession, deed types and effects, trusts, legal descriptions, etc. The class is ideal for assessment personnel, or any other government or private sector professionals dealing with real property ownership. The class is presented as a combination of lecture, discussion, and hands-on activities. This class does not have a final exam, but there are quizzes throughout the material that are done in class.

Instructor: David Wallis

David Wallis, GISP, CMS, is the CIO at the City of Longview, WA. He has taught Legal Descriptions, GIS, Assessment, and many other classes across the country for almost 30 years. David is an IAAO Certified Senior Instructor. He teaches individual courses for the WA DOR, AZ DOR, Idaho State Tax Commission (ISTC), and all across the country.

David graduated Magna Cum Laude through the University Honors Program at Western Washington University with a Bachelor of Arts degree in Technical Writing and a minor in Spanish. He's worked in the Assessment/Mapping/IT/GIS fields in local and state government for 30 years. He earned his Geographic Information Systems Professional (GISP) designation in 2009. He also earned his IAAO Cadastral Mapping Specialist (CMS) credential in 2012. David is a Washington State Department of Revenue (WADOR) Accredited Appraiser since 1997, and an International Association of Assessing Officers (IAAO) Certified National Senior Instructor for all mapping and GIS courses and workshops.

David and his wife, MaryAlice, have been married for 37 years and they have 4 children and 4 grandchildren. David enjoys spending time with his family, writing and playing music in his recording studio, and reading classic literature.

Syllabus – ONE-DAY class

- **9:00 a.m.** – Introductions – go over schedule
- **9:15 a.m.** – I. Nature of Real Property
 - Legal Descriptions
 - Misrepresenting boundaries
 - Methods of description
 - Description problems
 - Metes and bounds
 - PLSS
 - Attachments
 - Natural
 - Fixtures
 - Appurtenances
 - Air rights
 - Water rights
 - Mineral rights
 - Support rights
 - Oil and gas rights
- **10:00 a.m.** – II. Interests in Real Property
 - Estates
 - Freehold
 - Life
 - Leasehold
 - Encumbrances
 - Easements
 - Appurtenant
 - In gross
 - Creation
 - Termination
 - Encroachments
 - Restrictions
 - Liens
- **10:45 a.m.** – Break
- **11:00 a.m.** – III. Co-Ownership of Real Property
 - Forms
 - Community property
 - Tenancy in common
 - Joint tenancy
 - Ownership by Associations

- Corporations; General partnerships; Limited partnerships; Limited liability companies (LLC's); Joint ventures
- **12:00 p.m.** – Lunch
- **1:00 p.m.** – IV. Title to Real Property
 - Voluntary alienation
 - Deeds
 - Deed types
 - Wills
 - Involuntary alienation
 - Intestate succession
 - Escheat
 - Court decisions
 - Adverse possession
 - Condemnation
 - Dedication
 - Natural changes
 - Recording
 - Procedure
 - System
 - Notice
 - Problems/issues
 - Title Insurance
- **2:30 p.m.** – Break
- **2:45 p.m.** – V. Real Estate Financing
 - Promissory notes
 - Security Instruments
 - Deeds of Trust
 - Mortgages
 - Foreclosure
 - Non-judicial
 - Judicial
 - Real Estate Contracts
 - Types
 - Interests
- **3:45 p.m.** – Q&A
- **4:00 p.m.** - Adjourn