**Superior Court of Washington**

**County of**

|  |  |
| --- | --- |
| In the Guardianship of:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,  Incapacitated Person | **No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  **Order Directing Sale of Real Property**  **(OR)**  **RCW 11.92.110** |

The court heard the guardian’s motion for an order directing sale of real property. The court reviewed the motion, the evidence presented, and the relevant court records. The court also considered oral argument, if any. The court makes the following:

**Findings**

1. **Notice.** All notices required by law have been given.

2. **Sale of Real Property.** The guardian asked to sell real property to a specific purchaser. Based on the evidence before the court, the court finds there is good cause to direct the guardian to sell the real property to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name of buyer) for $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (price).

3. **Other.**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**Order**

4.The Guardian is directed to sell the real property at the following street address:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The legal description of the property is described below, or attached to this order:

5. The sale shall be conducted under the Purchase and Sale Agreement and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (names of other documents) that the guardian submitted to the court.

6. Publication of the notice of this sale shall be given in the form and manner required by law and the sale must be confirmed by the court. (RCW 11.92.110).

7. The proceeds of sale shall be applied as follows: first, to all liens and encumbrances against the property; second, to all costs of sale; third, to all costs of preparing the property for sale.

8. The amount of bond or blocked accounts is reserved for the hearing confirming the sale.

9. The court further orders:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Date:

**Judge/Commissioner**

Print name

Presented by:

|  |  |  |
| --- | --- | --- |
|  |  |  |
| Signature of Guardian/Attorney |  | Printed Name of Guardian/Attorney, WSBA/CPG# |
|  |  |  |
|  |  |  |
| Address |  | City, State, Zip Code |
|  |  |  |
|  |  |  |
| \*Telephone/Fax Number |  | Email Address |

**\*If you do not want your personal phone number on this public form, you may list your telephone number on a separate form which may be available to parties and the court, as well as its staff and volunteers, but will not be made available to the public. Use Form WPF GDN 03.0100, Guardianship Confidential Information Form (Telephone Numbers), for this purpose. GR 22(b)(6)**.