

# Problems getting title to your manufactured home

## **Author**

Northwest Justice Project

## **Last Review Date**

July 17, 2025

Various issues can cause problems getting title to your manufactured or mobile home. This guide explains how to try to get title in your name and has the court forms you need for an order to Quiet Title. We have a separate guide to [quiet title for a vehicle](#).

## **1. Common ways to get title**

---

### **How do I normally get proof of mobile home ownership?**

We use the term “manufactured home” interchangeably with “mobile home.”

Even though some mobile homes are hard or impossible to move once they are installed, they still have to be titled like a vehicle because they are

considered to be “moveable” property. Movable property (<https://dor.wa.gov/sites/default/files/2022-02/MobileHomesFAQ.pdf>) is property like vehicles and mobile homes. Real property is property like land and buildings that are permanently attached to the land.

A mobile home’s buyer and seller must both give paperwork that reports the sale to the Washington Department of Licensing (<http://www.dol.wa.gov/>) (DOL) **within 5 days of the mobile home’s sale**. The seller signs over the title to you. The DOL then issues you a new title.

### **What if the seller lost the title?**

A seller who has lost or misplaced the title can apply for a new copy (<https://dol.wa.gov/vehicles-and-boats/vehicles/renew-or-replace-vehicle-tabs/affidavit-lossrelease-interest>) and sign it over to you. The seller should use the DOL’s Affidavit of Loss/Release of Interest form (<https://dol.wa.gov/forms/view/420040/download?inline>).

### **What if the title is in some other registered or legal owner’s name?**

You can ask the last registered or legal owner to sign and file an Affidavit of Loss/Release of Interest form (<https://dol.wa.gov/forms/view/420040/download?inline>).

**Example:** You finished making your payments on the home. You can ask the legal owner to sign and file a release of interest.

## **What if the title to the mobile home was lost?**

You can ask the last registered or legal owner to sign and file an Affidavit of Loss/Release of Interest form

(<https://dol.wa.gov/forms/view/420040/download?inline>).

You might need to submit a Vehicle Record Request form

(<https://www.dol.wa.gov/forms/224003.pdf>) if you don't know who all the registered owners are.

## **Do campers need their own registration and title?**

Yes. Cab-over campers and other campers are living spaces that sit **on** your truck. Even if your camper is permanently attached to your truck, they each need their own title and registration. Even if the camper and truck were previously registered as one motorhome, now they have to be titled and registered individually. You will need to register and retitle them at the same time.

## **What if my mobile home is homemade or DIY built?**

DIY built mobile homes like tiny homes might not have a VIN number assigned to them automatically. This includes conversion kits. You will need a VIN number to get a title for the mobile home. You might have to get a VIN number assigned to your mobile home if the trailer you used for the build doesn't have one. There are a lot of requirements to pass the inspection that is required if you need a VIN number assigned or are otherwise required to have an inspection. The vehicle must be roadworthy according to state laws.

There are other strict requirements for documentation of the build that you will need to provide.

If you bought a finished homemade mobile home, you need a **notarized** bill of sale from the person you got it from. You will also need all of the original documentation for the major parts that were used to build the mobile home. Make sure the person who sold or gave you the homemade mobile home **has** all the original parts documentation.

### **Will I have to get a Washington State Patrol vehicle inspection?**

If your mobile home doesn't have a VIN number because it is homemade or for some other reason, you must have an inspection. If you have to have a VIN number assigned to your mobile home, you must have an inspection from WSP. If you do need to have a WSP inspection, these are required as original documents (not copies):

- If you bought the mobile home or trailer from a private party, the bill of sale must be **notarized**.
- Receipts and invoices for major parts made out to you or a family member as the buyer or the licensed shop that built the trailer. If you bought the major parts from a third party, then you need a notarized bill of sale and the original parts receipt. If you provide internet receipts, they have to be for new major aftermarket parts and must also include the original shipping invoice to you.

- Original receipts for any parts bought from a licensed business.
- Any parts bought from a vehicle wrecker or tow yard must have original receipts that include the VIN number for the vehicle that the parts came from.
- Any parts you got from a private party by purchase, trade or gift, must include the signed and released title for the vehicle the parts came off of or a notarized bill of sale. The notarized bill of sale, gift or trade must include the information about the vehicle the parts came off of.
- A weight slip from a certified scale for the completed trailer weight.
- A Washington State Patrol Inspection Request form
- If you plan to register it as an RV camp vehicle or Recreational Vehicle, you will need a completed Labor & Industries RV Inspection and to have the L&I Inspection insignia on your trailer.

Your mobile home might require a WSP inspection for other reasons even if it already had a VIN number. You might need an inspection for roadworthiness or for other reasons if required by WSP or DOL. If the vehicle was salvaged or the vehicle was rebuilt, an inspection might be required. You will be required to have an inspection if your ownership documents don't list the year, make and model of the home. If you can't pass the inspection or don't have the required documents, you can try to get title by using the 3-year "ownership in doubt" registration process.

## 2. Other ways to get title

---

## What are other ways I can get title?

If you can't get title from a seller or other person you got the vehicle or mobile home from, you can apply for "**ownership in doubt**". Apply in any of these ways:

- Ask DOL to issue a **3-year** registration without title. This converts to full ownership (giving you the title) if after **3 years** nobody challenges (contests) your ownership.
- You can file a bond with DOL for a **3-year** period and get a **bonded title**. The bond amount must be equal to **150%** of the vehicle or mobile home's value.
- You can file a case in court for an order giving you legal ownership of the vehicle or mobile home (an order to quiet title).

**New!** Starting July 27, 2025 you can ask to have a new title created if none can be found for a mobile home, manufactured home or park model that you bought in a county treasurer's foreclosure or distraint sale for nonpayment of taxes.

## When should I ask DOL for a registration without title or a bonded title?

You can apply for registration without title or a bonded title if both of these are true:

- The seller never gave you title **or** never had the title.

- No other known person claims to own the vehicle or mobile home.

It is easiest and cheapest if you get a 3-year registration without title. Then wait for 3 years to get a full title. Use the DOL's [Bonded Title or Three-Year Registration Without Title Affidavit form](https://dol.wa.gov/forms/view/420008/download?inline) (<https://dol.wa.gov/forms/view/420008/download?inline>).

### 3. Use court to quiet title

---

#### Should I file a court action?

Sometimes going to court is the only option. You might have to go to court if any of these are true:

- The person who sold you the vehicle or mobile home failed to file the bill of sale and transfer title **and** still claims ownership or won't release their interest.
- The used vehicle or mobile home dealer that sold you the vehicle, whose name is on the title, went out of business.
- The lender of your vehicle or mobile home loan went out of business.
- You can't wait the time required to use the 3-year registration process.
- You don't know who the legal owner is.
- Someone else also says that they own the vehicle or mobile home.

#### Who can't file a court case to quiet title?

**Don't** file a court case if either of these is true:

- The seller lost or misplaced the title. Ask the seller to apply for a new copy (<https://dol.wa.gov/vehicles-and-boats/vehicles/renew-or-replace-vehicle-tabs/affidavit-lossrelease-interest>) and sign it over to you. The seller should use the DOL's Affidavit of Loss/Release of Interest form (<https://dol.wa.gov/forms/view/420040/download?inline>).
- The title is in the name of someone other than the seller. Try to contact the person who has title and ask them to transfer ownership. If that person won't transfer title, you may need to file a court case.

## **What kind of court case must I file?**

You must file a court case to "Quiet Title" to your vehicle or mobile home. It is also called applying for "ownership in doubt."

## **What county and court do I file in?**

You can file in either District or Superior court. Most people file in District Court because it costs less. You can file in the county you live in. If you can't afford the filing fee, you can ask the court for a fee waiver.

## **What court forms do I need?**

Use the forms in Chapter 9.

## **What if the court doesn't recognize this kind of case?**

You can file this kind of case under RCW 46.12.680 (<https://app.leg.wa.gov/rcw/default.aspx?cite=46.12.680>). The Washington

Courts memo about [petitions for vehicle ownership](https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-petitions-for-vehicle-ownership)

([https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-](https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-petitions-for-vehicle-ownership)

[petitions-for-vehicle-ownership](https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-petitions-for-vehicle-ownership)) describes more about this unique kind of

court case. You might need to [print the memo](https://customerservices.courts.wa.gov/helpdesk/attachments/72021301763)

(<https://customerservices.courts.wa.gov/helpdesk/attachments/72021301763>)

and file it as an exhibit with your court case. Or take a copy with you to your

hearing to show the judge if they ask. It can help the judge better understand

your case if they know about the memo.

## 4. Before you file

---

### Gather information to identify the mobile home

- Year, make and model
- VIN (Vehicle Identification Number)

To find the VIN for a mobile home, check your paperwork or the printed metal tags affixed to your mobile home. You can usually find the VIN inside the home, on a sticker called the data plate. Look for the data plate on the wall inside the master bedroom closet. If it is not there, check inside your kitchen cabinets. It might be on a cabinet door. You can also check around the back door of the home or inside your HVAC closet.

Find out who has title to the mobile home. That person will be the “Defendant” in your court forms. Contact that person if you can find them. Tell them why you think you are the correct owner. Try to get them to transfer title to you if possible.

In your court forms, you must say how you tried to contact the Defendant before going to court. Keep notes about when and how you tried to contact them and what happened if you reached them.

## Prepárese para el proceso

El proceso judicial toma tiempo y tiene muchos pasos. Siga las instrucciones paso a paso en el siguiente capítulo. Este es un resumen:

- Complete sus formularios incluyendo información sobre la persona a cuyo nombre está el título (la Parte demandada) y cómo intentó contactarle. Reúna esta información con antelación.
- Presente los formularios de Citatorio y Demanda en el juzgado, pague la tarifa de presentación de casos o solicite una exención de las tarifa.
- Haga entrega del Citatorio y Demanda a la Parte demandada a través de los procedimientos correctos de notificación procesal.
- Confirme que la Parte demandada no es militar en servicio activo.
- Dé a la Parte demandada **20 días** para responder.
- Si la Parte demandada no responde, entonces prepare la Petición de Incomparecencia y su Orden propuesta sobre la Petición de Incomparecencia.

- Presente la Petición de Incomparecencia en el juzgado. Pregunte al funcionario de la secretaría del juzgado cómo hacer que su petición sea considerada por un juez. Puede que haya formularios locales para programar una audiencia o puede que tenga que asistir a una audiencia de casos ex parte en el juzgado. Esas son audiencias especiales en las que el juez puede firmar órdenes si la otra parte no comparece.
- Pida al juez que firme la Orden sobre la Petición de Incomparecencia y la Orden de Validación del Título de Propiedad. Luego obtenga copias certificadas de la Orden de Validación del Título de Propiedad.

Puede dar la copia certificada de la orden al DOL y pedir que expidan un título nuevo a su nombre.

Si la Parte demandada **sí** responde a su Citatorio y Demanda dentro de los primeros 20 días, usted debería obtener ayuda legal antes de continuar con el caso.

## 5. Step-by-step

---

These instructions assume that Defendant won't respond to your quiet title lawsuit. If you expect Defendant to respond and challenge your ownership of the vehicle, try to talk to a lawyer.

1. **Gather the information** you'll need to identify the Defendant and the mobile home.

2. **Fill out** the summons and complaint court forms. Make **2 copies** after you have finished and signed them.

If you have evidence that supports your claim, attach a copy of it to your Complaint. This can include:

- Proof of sale like agreement copies or receipts
- Copies of communications between you and the Defendant

You can also print the Washington Courts memo about petitions for vehicle ownership

(<https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-petitions-for-vehicle-ownership>) and attach it to your Complaint. This isn't required but might be helpful.

3. **File your summons and complaint forms in court.**

Bring your originals and copies to the clerk of the court where you are filing this case. Give the clerk your set of originals to file. Include the copy of your filing fee waiver if you are asking for one. Otherwise, pay your filing fee.

Ask the clerk to stamp your copies to show the date you filed the originals. Take the stamped copies back from the clerk. The clerk keeps the originals. The clerk should have assigned a case number on the copy you got.

4. **Give the Defendant notice.**

Have someone other than you, age 18 or older, hand deliver a copy of the Summons and Complaint to Defendant or Defendant's registered agent.

Have the person who delivers the paperwork fill out and sign the **Proof of Personal Service** form. Check to be sure they filled out the date of service, who the papers were delivered to, and how they were delivered. Also be sure the form **lists all documents** that were served. If your server leaves out a form, you won't have proof it was served.

Make **2 copies** of the signed Proof of Personal Service.

#### 5. **Wait 20 days.**

The Defendant has 20 days ([https://www.courts.wa.gov/court\\_rules/pdf/CR/SUP\\_CR\\_12\\_00\\_00.pdf](https://www.courts.wa.gov/court_rules/pdf/CR/SUP_CR_12_00_00.pdf)) to file an Answer to your complaint. The 20-day count begins when your server gave them the summons. You **must** wait those 20 days before you can do anything else. You can do steps 6-7 while you wait 20 days.

If the Defendant files an Answer, a Notice of Appearance, or responds to you in any way within the 20 days, stop here. Talk to a lawyer.

If Defendant is served outside of Washington State, they have **60 days** to answer the lawsuit. Try to have Defendant served in Washington if you can.

**6. Check and confirm that the Defendant isn't active duty military.**

(Skip this step if Defendant is a business or corporation.)

If Defendant is a person, you can look them up on the Servicemembers Civil Relief Act (SCRA) website (<https://scra.dmdc.osd.mil/scra/#/home>) and get a report from the Defense Manpower Data Center (DMDC). You must create an account on that website to run a search. They call it a "record request". It's free. You'll need Defendant's date of birth **or** social security number. Attach the report to the Motion for Default.

If you don't have that information, try to find out if Defendant is active duty military some other way. You can ask them or ask people who know them well. In your **Motion for Default**, you must explain what you did to find out Defendant's military status.

If the Defendant is active duty military, stop here. Talk to a lawyer.

**7. Prepare the final court forms.**

If Defendant doesn't respond after **20 days**, complete these court forms to finalize your case:

- Motion for Default
- Order on Motion for Default
- Order Quieting Title to Vehicle or Manufactured Home

**8. Go back to the court clerk.**

File the original Proof of Personal Service. Ask the clerk to stamp your copies with the file date.

Tell the clerk you're filing a motion for default and want a judge to sign your final Order Quieting Title. Ask if you must schedule a hearing or if a judge can sign your orders "ex parte". Follow the clerk's instructions. The practice varies by county. Some courts don't have an ex parte docket.

**"Ex parte"** means both parties don't have to be present. The judge can sign an order ex parte if both parties have already signed it, or if one party doesn't have to be notified.

- If you can use **Ex Parte**, you may have a hearing the same day you file the forms, or the next day if you file later in the day.
- If you must schedule a hearing, ask the clerk about when and where the hearing will be, or if you need another form for that.

#### 9. **Get ready for and go to your hearing.**

At the hearing you'll ask a judge to sign your proposed Order on Motion for Default and Order Quieting Title. Read the next 2 chapters for how to prepare and what to expect at your hearing.

#### 10. **Get certified copies of the signed orders from the clerk.**

If the judge signs your orders, you will need to get certified copies of both of the orders. You might be able to do it the same day as the hearing. Ask the judge's clerk as soon as your hearing is over how and when you can get certified copies of the orders. You will need at least **2**

**certified copies** of the signed orders. The clerk will charge you for the copies.

#### 11. Follow up with DOL.

After the hearing, give the certified copy of the order that quiets title to the DOL (<http://www.dol.wa.gov/>). Ask for a new title issued in your name. DOL will charge a fee for this.

## 6. What to say in court

---

Before the hearing, make a short outline of what to say to the court. It should look like this:

### Introduction:

- My name is \_\_\_\_\_. Thank you for letting me be heard. I am asking for a default judgment to be entered and for an order to quiet title to this mobile home: [Describe the mobile home].
- I had the Defendant served and they didn't respond. I filed Proof of Personal Service with the court clerk. I have a copy if you'd like to see it.

**Tell the judge you've met all the statutory requirements from** RCW 46.12.680:

- I bought this mobile home from the Defendant on [date].
- I can't get title transferred into my name because [explain].

- I've tried to contact the Defendant regarding this issue and the Defendant didn't respond.

The judge may ask you questions. If so, answer them to the best of your ability.

Practice what you'll say from your outline **before** you go to court. It's okay to read from your notes when you speak to the judge.

Learn [tips for going to court](#).

## 7. At the hearing

---

Bring your copies of the documents that the clerk's office stamped. Also bring the extra copies of your proof of service and proposed orders.

It can help to take a copy of [RCW 46.12.680](#) (<https://app.leg.wa.gov/rcw/default.aspx?cite=46.12.680>) and copy of the Washington Courts memo about [petitions for vehicle ownership](#) (<https://customerservices.courts.wa.gov/support/solutions/articles/72000578202-petitions-for-vehicle-ownership>) to show the judge. You might have to explain there is no procedure specified in statute or regulations for this kind of order. This is your only way to get title.

If you have children, try to find someone to watch them while you go to court. The judge probably won't let them sit in the courtroom.

Don't bring a weapon, or something that could be mistaken for a weapon (like a pocketknife), to the courthouse.

Try to be in the courtroom at least 15 minutes before you were told to be there. Give yourself time to find parking, or the right transit stop, or to wait in line to get into the courthouse.

If your hearing is online, follow these [tips for phone and video hearings](#).

### When you get to the courtroom:

- Check in with the courtroom clerk. Usually, they are sitting at a desk close to the judge. **Tell the courtroom clerk your name because they need to know that you are there.**
- When the judge calls your case, walk up to the table or podium for lawyers in front of the judge. Wait for them to tell you that it is your turn to speak. **Follow your outline.**
- During the hearing, speak only to the judge. Speak only when it is your turn. **Don't interrupt** the judge or speak to the prosecutor, even if they interrupt or speak to you.
- Be polite, reasonable, and calm. If you're confused or don't understand something, politely tell the judge so and ask for clarification. If the judge

asks you any questions. Answer the best you can. If you don't know the answer to the judge's question, don't guess. Tell the judge you don't know the answer. If you need time to think, just tell the court you need a moment. Take your time.

- If the judge agrees with you and signs your orders, ask the judge or courtroom clerk when the orders will be available at the clerk's office.
- When the orders are ready, get at least 2 certified copies of each order. You might be able to get them before you leave the court on the day of the hearing. Some courts will make you pick them up from the clerk at some point after the day of the hearing.

## 8. After the hearing

---

After the hearing, give the certified copy of the order that quiets title to the DOL (<http://www.dol.wa.gov/>). Ask for a new title issued in your name. DOL will charge a fee for this.

## 9. Forms

---

Form attached:

**Summons to Quiet Title to Vehicle or Manufactured Home** (NJP Vehicle 150)

Form attached:

**Complaint to Quiet Title to Vehicle or Manufactured Home** (NJP Vehicle 151)

Form attached:

**Proof of Personal Service (general civil)** (NJP General 001)

Form attached:

**Motion for Default (civil)** (NJP General 051)

Form attached:

**Order on Motion for Default (civil)** (NJP General 052)

Form attached:

**Order Quieting Title to Vehicle or Manufactured Home** (NJP Vehicle 152)

Follow the general rules to format and fill out court documents.

## **Tips for filling out the Summons (NJP Vehicle 150)**

Fill out the blank spaces in the form headings (also called captions). Fill in the spaces for the name of the court (District or Superior), the county of the court, your name (Plaintiff), and the Defendant's name.

Don't fill in the case number. It looks like this: "No. \_\_\_\_\_". The court clerk will do this when you file your forms.

**Form section 1: To Defendant/s.** Put the Defendant's name. If the Defendant is a business, also check the box and put the business's registered agent.

If you're suing a business or corporation, you must list its correct name and **registered agent**. A registered agent is the person you

must notify of the lawsuit. Use Washington's Secretary of State  
[Corporation Search](#)

([https://ccfs.sos.wa.gov/?\\_gl=1\\*1xo1m0o\\*\\_ga\\*NDEwMTM5NDM0LjE2NzI5NTg5ODk.\\*\\_g](https://ccfs.sos.wa.gov/?_gl=1*1xo1m0o*_ga*NDEwMTM5NDM0LjE2NzI5NTg5ODk.*_g))  
tool to find this information.

**Form section 2: Notice.** Put your name as Plaintiff.

At the end of the Summons, date, sign, and print your name. Put an address or email where you agree to accept legal documents for this case.

### **Tips for filling out the Complaint to Quiet Title to Vehicle or Manufactured Home (NJP Vehicle 151)**

Fill out the headings including the court name, county, Plaintiff and Defendant's names. Don't fill out the case number.

Fill out the blank spaces in the complaint and check the boxes that apply.

**Form section 2: Vehicle or manufactured home.** Give the information requested about the mobile home.

To find the VIN number for a mobile home, check your paperwork or the printed metal tags affixed to your mobile home. You can usually find the VIN inside the home, on a sticker called the data plate. Look for the data plate on the wall inside the master bedroom closet. If it is not there, check inside your kitchen cabinets. It might be on a cabinet door. You can also check around the back door of the home or inside your HVAC closet.

**Form section 3: Defendant/s.** If Defendant is a business, use Washington's Secretary of State Corporation Search (<https://ccfs.sos.wa.gov/#/>) tool to find the address and registered agent.

**Form section 5: Purchase.** Fill in the information about how much you bought the vehicle for and when the sale was. Check whether you paid cash (even in installments) or took out a loan which is now paid off.

If you have any documentation of your purchase or loan payoff, attach a copy of it to your complaint. Label any attachment as "Exhibit A", "Exhibit B", and so on. Exhibits must be on letter sized (8.5 by 11 inches) white paper.

**Form section 6: Registration.** Attach a copy of your registration from DOL. Label the attachment as an Exhibit.

**Form section 7: Issues.** Check the box that applies. If Defendant went out of business, use Washington's Secretary of State Corporation Search (<https://ccfs.sos.wa.gov/#/>) tool to find out when this happened. The business's full listing includes the "inactive date." The business dissolved on that date. If you don't find it there, check these websites:

- Department of Revenue business licensing ([https://secure.dor.wa.gov/gteunauth/\\_/#1](https://secure.dor.wa.gov/gteunauth/_/#1))
- Department of Financial Institutions (<https://dfi.wa.gov/industry>)
- Nationwide Multistate Licensing System (<http://www.nmlsconsumeraccess.org/>)

**Form section 8: Attempts to contact Defendant.** Put details about when and how you tried to contact Defendant about the title, if you ever reached them, and what happened if you did.

**Form section 9: Need to sell or dispose of property.** Check if you need to remove Defendant as the legal owner so you can sell or dispose of the property.

Sign, date, and fill out the bottom.

## **Tips for filling out the Proof of Personal Service (NJP General 001)**

Have your server fill out this form after they've served the other party. Follow the rules for personal service.

Check to be sure your server filled out the date of service, who the papers were delivered to, and how they were delivered. Also be sure the form lists all documents that were served. If your server leaves out a form, you won't have proof it was served

## **Tips for filling out the Motion for Default (NJP General 051)**

Fill out the heading including the court name, county, your name and the Defendant's name. Fill out the case number with the number that the clerk assigned to the complaint.

**Form sections 1 – 6.** Fill in the blanks and check the boxes that apply to your situation.

**Form section 7: Active duty military.** Put the information you learned from checking if Defendant is active duty military.

If the Defendant is active duty military, stop here. Talk to a lawyer.

Sign, date, and fill out the bottom.

## **Tips for filling out the Order on Motion for Default (NJP General 052)**

Fill out the **order** form the way you want the judge to sign it. This is a **proposed order** you'll ask the judge to sign at the hearing. If you're not sure about something in the order, leave it blank for the judge to complete.

Fill out the heading including the court name, county, your name and the Defendant's name. Fill out the case number with the number that the clerk assigned to the complaint.

**Form sections 1 – 7.** Fill in the blanks and check the boxes to match what you said in the Motion for Default.

**Form sections 8 and 10.** It's okay to leave these blank.

**Form section 9: The Motion for Default is....** Check "Granted" and put Defendant's name.

**Don't date or sign this order by the judge's signature line.** The judge does that.

Sign and print your name at the end below "Presented by Plaintiff."

## Tips for filling out the Order Quieting Title to Vehicle or Manufactured Home (NJP Vehicle 152)

Fill out the heading including the court name, county, your name and the Defendant's name. Fill out the case number with the number that the clerk assigned to the complaint.

Fill out the **order** form the way you want the judge to sign it. This is a **proposed order** you'll ask the judge to sign at the hearing.

**Form section 2: Order.** Put your name, the vehicle description and VIN. Check if the property is a vehicle or manufactured home.

**Don't date or sign this order by the judge's signature line.** The judge does that.

Below "Parties or their lawyers fill out below", check on the left side that the order "is presented by me", then sign, print, and put the date you signed.

**WashingtonLawHelp.org** gives general information. It is not legal advice. Find organizations that provide free legal help on our [Get legal help](#) page.

|                                                             |                                                                                  |
|-------------------------------------------------------------|----------------------------------------------------------------------------------|
| <hr/> <b>Court of Washington, County of</b> <hr/>           |                                                                                  |
| Plaintiff ( <i>person who started this case</i> ):<br><hr/> | No. <hr/>                                                                        |
| Defendant/s ( <i>other parties</i> ):<br><hr/>              | Summons to Quiet Title to Vehicle or<br>Manufactured Home<br>(No mandatory form) |
| and John Doe                                                |                                                                                  |

## Summons to Quiet Title to Vehicle or Manufactured Home

*Use this form together with a Complaint and proposed Order (forms NJP Vehicle 151 and 152) to ask the court to clarify ownership when the registered owner is different from the legal owner on the title.*

1. **To Defendant/s (name/s):** 

---

☐ through it's **registered agent** (*name*): 

---

  
(*only if Defendant is a business*)

And to John Doe: any other person (name or address unknown) who held title to the vehicle or manufactured home before the named Defendant/s or I had title.

### 2. Notice

Plaintiff (*name*): 

---

 has started a lawsuit against you in the court named above. Plaintiff's claims are stated in the written Complaint you were served with this Summons.

**To defend against this lawsuit**, you must respond to the Complaint by stating your defenses in writing and serving a copy upon Plaintiff within **20 days** after you were served this Summons, excluding day of service (60 days if you were served outside of Washington State or in a jail, detention, or prison facility). Otherwise, a default judgment may be entered against you without notice. A default judgment is when the Plaintiff is entitled to what they ask for because you have not responded. If you serve a notice of appearance on the Plaintiff, you are entitled to notice before the court may default you.

**You must also file with the court** any response or notice of appearance you serve on any party to this lawsuit within **20 days** after you were served this Summons (60 days if you were served outside of Washington State), excluding day of service.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This summons is issued according to Rule 4 of the Civil Rules for Courts of Limited Jurisdiction (CRLJ 4) or the Superior Court Civil Rules (CR 4) of the State of Washington.

**Plaintiff fills out below:**

Date: \_\_\_\_\_



\_\_\_\_\_  
*Plaintiff signs here*

\_\_\_\_\_  
*Print name*

Plaintiff agrees to accept legal papers for this case at (*check all that apply*):

☐ the following address (*this does **not** have to be your home address*):

\_\_\_\_\_  
*Street or mailing address*

\_\_\_\_\_  
*city*

\_\_\_\_\_  
*state*

\_\_\_\_\_  
*zip*

☐ Email: \_\_\_\_\_

|                                                                |                                                                                                 |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| _____ Court of Washington, County of _____                     |                                                                                                 |
| Plaintiff ( <i>person who started this case</i> ):<br>_____    | No. _____<br>Complaint to Quiet Title to Vehicle or<br>Manufactured Home<br>(No mandatory form) |
| Defendant/s ( <i>other parties</i> ):<br>_____<br>and John Doe |                                                                                                 |

## Complaint to Quiet Title to Vehicle or Manufactured Home

**Use this form** together with a Summons and proposed Order (forms NJP Vehicle 150 and 152) to ask the court to clarify ownership when the registered owner is different from the legal owner on the title.

### 1. Plaintiff

My name is \_\_\_\_\_.  
I live in (*county*): \_\_\_\_\_ County.

### 2. Vehicle or Manufactured home (the “property”)

This case is about the following property:

Year, make and model: \_\_\_\_\_

VIN: \_\_\_\_\_

This property is a (*check one*):

- ☐ Vehicle  
☐ Manufactured home

I am the registered owner of this property and I should be the legal owner on the title.

I’m filing this case to quiet my title to the property against any and all adverse claims of title or interest according to state law, RCW 46.12.680.

**3. Defendant/s**

Defendant's name is \_\_\_\_\_.  
They are the current legal owner on the property title.

Defendant's last known address is:

\_\_\_\_\_  
*Mailing address city state zip*

(Only if Defendant is a business) Defendant's last known **registered agent** is:

Name: \_\_\_\_\_

\_\_\_\_\_  
*Mailing address city state zip*

Defendants also include John Doe: any other person (name or address unknown) who held title to the Property before the named Defendant/s or I had title.

**4. Authority (Jurisdiction and Venue)**

This court has jurisdiction over this case according to RCW 46.12.680(2)(b). This law says:

"[a] person who is unable to provide satisfactory evidence of ownership may...[p]etition any district court or superior court of any county in this state to receive a judgment awarding ownership of the vehicle."

This court has jurisdiction over these parties and venue is proper according to RCW 4.12.010, RCW 3.66.020(11) and RCW 2.08.010 because the property is located in this county.

**5. Purchase**

I bought the property in (year): \_\_\_\_\_ for (amount): \$\_\_\_\_\_.

Check one:

- ☐ I paid the full amount in cash (all at once or in installments).  
☐ I borrowed money to buy the property. I fully paid off the loan.

**6. Registration (attach a copy)**

The property's vehicle title issued by the Washington State Department of Licensing names Defendant as the legal owner and me as registered owner.

**7. Issues**

Defendant (check all that apply):

- ☐ Failed to file the bill of sale and transfer title.  
☐ Went out of business on (date, if known): \_\_\_\_\_.  
I know this because (check all that apply):  
☐ The attached report from the Federal Deposit Insurance Corporation (FDIC) shows that Defendant is an inactive institution.

- ☐ The attached report from the Washington Secretary of State shows that Defendant dissolved their business on (date): \_\_\_\_\_.
- ☐ Other (explain and attach proof): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**8. Attempts to contact Defendant**

I've tried to get Defendant to transfer the property title to me. I made these attempts:  
(Describe each attempt. Add lines or attach pages if needed.)

| Date | Time | How (phone, email, text, messaging app, letter, in-person) | Result (what happened) |
|------|------|------------------------------------------------------------|------------------------|
|      |      |                                                            |                        |
|      |      |                                                            |                        |
|      |      |                                                            |                        |
|      |      |                                                            |                        |

**9. Need to sell or dispose of property**

- ☐ Does not apply.
- ☐ I want to sell or dispose of the property but I can't do so until Defendant is removed as the legal owner on the title.

**10. Request**

I ask the court to issue an order confirming my clear title to the property against any and all adverse claims, removing all such adverse claims as clouds upon the my title and quieting my title against any and all such adverse claims.

I also ask the court for any other relief the court decides is appropriate.

**Plaintiff fills out below:**

I declare under penalty of perjury under the laws of the state of Washington that the facts I have provided on this form are true.

Signed at (city and state): \_\_\_\_\_ Date: \_\_\_\_\_



\_\_\_\_\_  
Plaintiff signs here

\_\_\_\_\_  
Print name

I agree to accept legal papers for this case at (check all that apply):

- ☐ the following address (this does **not** have to be your home address):

\_\_\_\_\_  
Street or mailing address city state zip

☐ Email: \_\_\_\_\_

\_\_\_\_\_ Court of Washington, County of \_\_\_\_\_

In re:

Petitioner/s or Plaintiff/s:

\_\_\_\_\_

And Respondent/s or Defendant/s:

\_\_\_\_\_

No. \_\_\_\_\_

Proof of Personal Service

(No mandatory form)

## Proof of Personal Service

Server declares:

1. **My name is:** \_\_\_\_\_. I am **not** a party to this case.

I am 18 or older.

2. **Personal Service.** I served court documents for this case to (*name of person served*): \_\_\_\_\_ by (*check one*):

☐ Giving the documents directly to the person being served.

☐ Giving the documents to (*name*): \_\_\_\_\_, a person of suitable age and discretion who lives at the same address as the person being served.

3. **Date, time, and place of service**

Date: \_\_\_\_\_ Time: \_\_\_\_\_ (*check one*) ☐ a.m. ☐ p.m.

Place:

\_\_\_\_\_  
*Street address* *city* *state* *zip*

**4. List all documents you served (check all that apply)**

*(The most common documents are listed below. Check only those documents that were served. Use the "Other" box to write in the title of each document you served that is not already listed.)*

☐ Petition to/for \_\_\_\_\_

☐ Summons (*attach a copy*)

☐ Notice of Hearing (*for date*) \_\_\_\_\_

☐ Motion for \_\_\_\_\_

☐ Declaration of \_\_\_\_\_

☐ Subpoena   ☐ Duces Tecum

☐ Order on/for: \_\_\_\_\_

☐ Other:

---

---

---

---

---

**5. Fees charged for service**

☐ None

☐ Fees: \$ \_\_\_\_\_ + Mileage \$ \_\_\_\_\_ = Total: \$ \_\_\_\_\_

**6. Other information (if any)**

---

---

I declare under penalty of perjury under the laws of the state of Washington that the statements on this form are true.

Signed at (*city and state*): \_\_\_\_\_ Date: \_\_\_\_\_



\_\_\_\_\_  
*Server signs here*

\_\_\_\_\_  
*Print name*

|                                            |                                                                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------|
| _____ Court of Washington, County of _____ |                                                                                   |
| Plaintiff:<br>_____                        | No. _____<br>Motion for Default<br>(MTDFL)<br>(No mandatory form for civil cases) |
| And Defendant:<br>_____                    |                                                                                   |

## Motion for Default

**Use this form** together with a proposed Order on Motion for Default (NJP General 052) to ask the court to find the Defendant in default if they fail to respond to your summons and complaint by the deadline. You must ask the court to sign your proposed Order at a hearing or at ex parte.

- If you must notify Defendant about this motion, you may use the Notice of Hearing form (NJP General 008) unless local rule requires a different form. Contact the court for scheduling information.
- If you don't have to notify Defendant, you may ask the court to sign the Order "ex parte" (without Defendant there). Contact the Court Clerk's office for the procedure in your local court.

1. **My name is** \_\_\_\_\_. I am the Plaintiff in this case.
2. **Request**  
I ask the court to find the Defendant, (name): \_\_\_\_\_, in default, and to approve final orders in this case without the Defendant's participation because they have not filed an answer to the complaint.
3. **Notice about the motion (check one)**
  - ☐ I must give Defendant a copy of this motion and advance notice of the hearing because 1 of these is true:
    - Defendant filed a *Notice of Appearance* or appeared in this case in some other way.
    - It's been more than 1 year since Defendant was served with the *Summons* and *Complaint*.

- ☐ I **don't** have to give Defendant a copy of this motion and advance notice of the hearing because **all** of these are true:
- Defendant has **not** filed a *Notice of Appearance*,
  - Defendant has **not** appeared in this case in any other way, AND
  - Defendant was served with the *Summons* and *Complaint* less than 1 year ago.

**Note:** Even if you don't have to notify the Defendant, you may choose to do so.

**4. Service of Summons and Complaint**

Defendant was properly served on (date): \_\_\_\_\_ with a *Summons* and *Complaint* for this case and any other documents listed in the proof of service filed with the court.

State (or foreign country) where Defendant was served: \_\_\_\_\_

- ☐ (Check if not served in Washington) Defendant was served outside of Washington State because (explain):

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

**5. Timing and type of service**

Defendant was served with the *Summons* and *Complaint* by (check one):

- ☐ personal service in Washington State, at least 21 days ago.
- ☐ personal service outside of Washington State, at least 61 days ago.
- ☐ mail, at least 91 days ago.
- ☐ publication, at least 61 days ago.

**6. Correct Court** (venue and jurisdiction)

At the time this case was filed:

Plaintiff lived in (county and state): \_\_\_\_\_

Defendant lived or did business in (county and state): \_\_\_\_\_

The *Complaint* describes how this court has jurisdiction over this case and the parties.

- ☐ Other (specify): \_\_\_\_\_  
\_\_\_\_\_

**7. Active duty military** (check one)

- ☐ Defendant is **not** on active duty military service covered by the Servicemembers Civil Relief Act (50 USC 3931). I know this because (check all that apply):
  - ☐ Defendant is a corporation, not a person.
  - ☐ The attached report from the Defense Manpower Data Center (DMDC) shows that Defendant is not an active duty servicemember. (To get the report, visit the Defense Manpower Data Center website at [scra.dmdc.osd.mil](http://scra.dmdc.osd.mil). You'll need their birth date or social security number to search this website.)

☐ I have personal knowledge that Defendant is not active duty military (*explain*):

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

☐ Defendant **is on active duty military service** covered by the Servicemembers Civil Relief Act, but:

- they are represented by a lawyer in this case, AND
- they have not filed an *Answer*, AND
- the court has not granted a stay (or any stay previously granted has ended).

☐ I **don't know** whether Defendant is on active duty military service covered by the Servicemembers Civil Relief Act. I did the following things to try to find out:

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

**Person making this motion fills out below:**

I declare under penalty of perjury under the laws of the state of Washington that the facts I have provided on this form are true.

Signed at (*city and state*): \_\_\_\_\_ Date: \_\_\_\_\_



\_\_\_\_\_  
*Person making this motion signs here*

\_\_\_\_\_  
*Print name here*

I agree to accept legal papers for this case at (*check all that apply*):

☐ the following address (*this does **not** have to be your home address*):

\_\_\_\_\_  
*Street or mailing address*

\_\_\_\_\_  
*city*

\_\_\_\_\_  
*state*

\_\_\_\_\_  
*zip*

☐ Email: \_\_\_\_\_

|                                            |                                                                                                                                                                         |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ Court of Washington, County of _____ |                                                                                                                                                                         |
| Plaintiff:<br>_____                        | No. _____<br>Order on Motion for Default<br><input type="checkbox"/> ORDFL (Granted)<br><input type="checkbox"/> ORDYMT (Denied)<br>(No mandatory form for civil cases) |
| And Defendant:<br>_____                    | Clerk's Action Required: 9                                                                                                                                              |

## Order on Motion for Default

**Use this form** together with a *Motion for Default* (NJP General 051) to ask the court to find the Defendant in default if they fail to respond to your summons and complaint by the deadline.

1. The court has considered the *Motion for Default* filed by (name) \_\_\_\_\_.

### The Court Finds:

2. **Response**

Defendant, (name): \_\_\_\_\_, (check one):

- ☐ has **not** filed an answer to the *Complaint* in this case.  
☐ has filed an answer to the *Complaint* in this case.

3. **Notice about the motion**

Defendant (check one):

- ☐ is entitled to notice of the motion because they appeared or were served with the *Summons* and *Complaint* more than 1 year ago. (Check one):
- ☐ Notice was given. Defendant was served with the *Motion for Default* and notice of the hearing on (date): \_\_\_\_\_.
- ☐ Notice was not given. The *Motion* should be denied.
- ☐ is **not** entitled to notice of the *Motion for Default* because they have not filed a *Notice of Appearance*, have not appeared in this case in any other way, AND were served with the *Summons* and *Complaint* less than one year ago.

- ☐ Notice was given even though it was not required. Defendant was served with the *Motion for Default* and notice of the hearing on (date): \_\_\_\_\_.

**4. Service of Summons and Complaint (check one)**

- ☐ Defendant was properly served on (date): \_\_\_\_\_ with a *Summons* and *Complaint* for this case and any other documents listed in the proof of service filed with the court.
- ☐ Valid proof of service has **not** been filed.

**5. Timing and type of service (check one)**

- ☐ Defendant was served with the *Summons* and *Complaint* by (check one):
- ☐ personal service in Washington State, at least 21 days ago.
  - ☐ personal service outside of Washington State, at least 61 days ago.
  - ☐ mail, at least 91 days ago.
  - ☐ publication, at least 61 days ago.
- ☐ Does not apply. No valid proof of service was filed.

**6. Correct Court (venue and jurisdiction) (check one)**

- ☐ A Washington court can decide this case because it has jurisdiction over the case and the parties. This case should be heard in this county court (venue is proper).
- ☐ Other (specify): \_\_\_\_\_

**7. Active duty military (check one)**

- ☐ Defendant is **not** on active duty military service covered by the Servicemembers Civil Relief Act (50 USC 3931).
- ☐ Defendant **is on active duty military service** covered by the Servicemembers Civil Relief Act. Defendant (check one):
- ☐ may be defaulted because:
    - they are represented by a lawyer in this case, AND
    - they have not filed an *Answer*, AND
    - the court has not granted a stay (or any stay previously granted has ended).
  - ☐ may **not** be defaulted at this time.
- ☐ The court does not have enough information to find whether Defendant is covered by the Servicemembers Civil Relief Act.

**8. Other findings (if any)**

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

## The Court Orders:

9. The Motion for Default is (*check one*):

- ☐ **Granted.** Defendant, (*name*): \_\_\_\_\_,  
is in default. The court may sign orders and hold hearings in this case without notice  
to the defaulted party.
- ☐ **Denied.** Defendant must still be given copies of documents filed and notice of  
hearings scheduled in this case.

10. **Other orders (if any)**

---

---

**Ordered.**

\_\_\_\_\_  
*Date*

▶ \_\_\_\_\_  
*Judge or Commissioner*

Presented by Plaintiff

▶ \_\_\_\_\_  
*Plaintiff sign here*

\_\_\_\_\_  
*Print name*

|                                                                |                                                                                             |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| _____ Court of Washington, County of _____                     |                                                                                             |
| Plaintiff ( <i>person who started this case</i> ):<br>_____    | No. _____<br>Order Quieting Title to Vehicle or<br>Manufactured Home<br>(No mandatory form) |
| Defendant/s ( <i>other parties</i> ):<br>_____<br>and John Doe |                                                                                             |

## Order Quieting Title to Vehicle or Manufactured Home

**Use this form** together with a *Summons and Complaint* (forms NJP Vehicle 150 and 151) to ask the court to clarify ownership when the registered owner is different from the legal owner on the title.

1. **Basis.** Plaintiff filed a complaint to quiet title to a vehicle or manufactured home. The court has considered the testimony and pleadings, response of Defendant/s, if any, and finds good cause to issue this order according to RCW 46.12.680.

2. **Order.** (*Name*): \_\_\_\_\_ is awarded title to the following property:

Year, make and model: \_\_\_\_\_

VIN: \_\_\_\_\_

This property is a (*check one*):

☐ Vehicle

☐ Manufactured home

The Department of Licensing shall issue a new title naming this person as the property's legal owner.

**Ordered.**

|             |                              |
|-------------|------------------------------|
| _____       | ▶ _____                      |
| <i>Date</i> | <i>Judge or Commissioner</i> |

**Parties or their lawyers fill out below.**

This order (*check any that apply*):

- ☐ is an agreement of the parties
- ☐ is presented by me
- ☐ may be signed by the court without notice to me



\_\_\_\_\_  
*Plaintiff signs here or lawyer + WSBA #*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Date*

This order (*check any that apply*):

- ☐ is an agreement of the parties
- ☐ is presented by me
- ☐ may be signed by the court without notice to me



\_\_\_\_\_  
*Defendant signs here or lawyer + WSBA #*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Date*