These are the terms & conditions for the 2014 tax foreclosure sale and are subject to change for future sales.

GRANT COUNTY
TAX FORECLOSURE SALE

9:00 A.M., Friday, January 9, 2015

I, Darryl Pheasant, Treasurer in and for Grant County, State of Washington, do hereby certify, in accordance with the Judgment and Order of Sale entered in the Superior Court of the State of Washington, in and for Grant County, under Cause No. 14-2-00947-6, that I will on Friday, January 9, 2015, beginning at Nine o'clock a.m., sell the legally described parcels of real property in a tax foreclosure property sale as set forth in the Minimum Bid Sheet.

1. All bidders must register their name, address, phone number and signature on the tax foreclosure sale, sign-in sheet. Please note: How you sign in will be how your name appears on the Deed. A bidder number will be assigned to every person or their agent. Bidders' must have a bidder number to participate in the tax foreclosure sale. The foreclosure sale sign-in sheet will be available in the Grant County Treasurer's Office on the day before the sale; Thursday, January 8, 2015 from 8:00 A.M. to 5:00 P.M. and in the Commissioner's Hearing Room on Friday, January 9, 2015 at 8:30 A.M.

2. TAX FORECLOSURE PROPERTY SALE: The opening bid as announced by the Auctioneer includes all unpaid general real property taxes, all personal property taxes that have been certified to real property, all special taxes, (but NOT special assessments), interest to and including January 9, 2015, penalties, and foreclosure costs. Included also are fees for processing and recording the Treasurer's Deed. Properties are sold subject to special assessments and any other liens as may be announced when the parcel is up for bid.

3. Bids must be made in even dollar amounts of increments of no less than $100.00.

4. TAX FORECLOSURE PROPERTY SALE: The sale will be made by auction to the highest and best bidder for cash. This is a cash sale for the full amount of the final bid. Only cash or cashier's checks made payable to the Grant County Treasurer will be accepted. When paying by Cashier's Check, any amount given Grant County in excess of the amount bid will be returned with your Treasurer's Deed. Personal checks and business checks will not be accepted.

5. The sale of each parcel in the Tax Foreclosure Sale shall be considered final and closed upon acceptance of the winning bid. Unsold properties will be offered a second time at the end of the sale and if there are again no bids, the property will be sold to Grant County.

6. **Any cashier's check which is returned as non-negotiable by any financial institution for any reason whatsoever shall cause that sale of the subject property or properties to be null and void. The bidder who presented the check may be denied participation in future sales. The property or properties shall be sold at a later date to be determined by Grant County.**

7. Each sale will be consummated and full amount paid before bidding continues. If payment is not tendered, the parcel will be re-auctioned at the minimum bid. A successful bidder who

does not tender payment will be excluded from bidding on any other parcels at this auction.

8. The parcels are offered on a "where is" and "as is" basis, and the county makes no representation of warranty, expressed or implied, as to the condition of title to any property nor the physical condition of any property or its fitness for any use or purpose. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in the Covenants, Rights, and Restrictions or certain plats, as well as in zoning and other land use controls.

9. **For parcels in our sale that include a Mobile Home manufactured in 1976 or earlier, local jurisdictions may deny a permit to site this mobile home if it fails to meet Federal Housing and Urban Development standards; or if the mobile home does not pass a Fire and Safety inspection by the Department of Labor and Industries. Due to changes in RCW 46.12.290, we will be completing a DOL Mobile Home Notice of Affidavit stating that the purchaser was informed of this possibility. Parcels with mobile homes manufactured in 1976 and earlier will be announced when the parcel comes up for bid.**

10. If you are a successful bidder, a Treasurer's Deed will be issued for the parcel within 30 days and forwarded to the County Auditor's Office for recording, subject to the provisions of paragraph 4 on the first page and above. If you are a successful bidder, your name and address as given for issuance of the Treasurer's Deed will be available by law as a public record.
11. No person who is a county employee or officer, or who is an immediate family member of and residing with a county employee, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.
12. No one claiming any right, title, interest or estate in the property may redeem at this time or hereafter, EXCEPT, the real property of any minor or person adjudicated as legally incompetent may be redeemed at any time within three years after the date of the Treasurer's Deed.
13. The 2015 first half taxes are due on April 30, 2015. You will be mailed a 2015 tax statement in February or March of 2015 for any parcels you purchased. The statement will be sent to the name and address provided for the Treasurer's Deed in paragraph 10 above. If you have not received a 2015 statement by March 30, 2015, contact our office at (509) 754-2011.
14. **Any attendee attempting to interrupt or disrupt the sale in any way will be removed from the premises and not allowed to return.**

We require all participants turn off their cell phones during the auction.

Darryl Pheasant
Grant County Treasurer