

APPLICATION FOR RESALE OF TAX TITLE PROPERTY

Grant County Treasurer
Darryl Pheasant
PO Box 37
Ephrata, WA 98823

Dear Treasurer:

Please present to the Board of County Commissioners of Grant County, Washington, this application for direct negotiation (if eligible) or for advertising for re-sale Grant County tax title property described as follows, to-wit:

Parcel No(s) _____

Legal Description(s): _____

I hereby guarantee to make a minimum starting bid of \$_____ on day of resale, for the above described property, if the County Commissioners will issue an order for acceptance of bid by private negotiation or advertising and sale of same.

Enclosed herewith find One Hundred Dollars (\$125.00) for deposit, which shall be forfeited to the County as liquidated damage if there should be no bid for the above described property on day of sale for a public auction.

If applicant should be the highest bidder on day of sale the above deposit to be applied on purchase price and expense of potential advertising, deed or contract, and recording expenses.

If the parcel(s) are sold by public auction, the highest bidder on day of sale should be someone other than the applicant, the purchaser is required to pay the above described expense in addition to his or her bid, and the one hundred dollar deposit shall be refunded by the County Treasurer to the applicant.

Signed this _____ day of _____, A.D, 20____.

This Space for Official Use Only *
*
*

Date of Sale GR# *
*

Name of Purchaser *
*

Street Address *
*

City State Zip *
*

Deed/Contract No. *

Signature of Applicant

Applicant's Name - Printed

Street Address

City State Zip

Phone Number of Applicant

Preferred Date and Time of Sale

(Please read the attached Commissioner's Order for an explanation of the law.)

COUNTY COMMISSIONER'S ORDER

STATE OF WASHINGTON)
COUNTY OF GRANT) ss:

WHEREAS, the real property, described in the attached "Application for Re-sale of Tax Title Property", was heretofore acquired by the County of Grant, State of Washington, for delinquent taxes under tax foreclosure suit, and a deed for said real property was duly and regularly executed and delivered to said County by the County Treasurer in accordance with the laws of the State of Washington: and

WHEREAS, the Board of County Commissioners of said County deem it for the best interest of said County to sell said real property herein before described.

Now, therefore, it is hereby ordered by the Board of County Commissioners of said County that the County Treasurer be and is hereby directed to advertise and sell at public sale to the highest bidder either for all cash on the day of sale and the County Treasurer to issue deed to the property as described in application, or by purchaser paying thirty per cent (30%), of the purchase price in cash be paid to the County Treasurer in ten equal annual installments commencing on November 1st, following date of sale, and one payment on November 1st, of each year thereafter until full payment be made. The purchaser shall pay twelve per cent (12%) interest on all deferred payments, said interest to be paid at the time the annual installment is due, in conformity with requirements of Chapter 263, Session Laws of 1927 of the State of Washington. It is further ordered that each unit of said described property shall not be sold for less than the minimum price as specified in application on front page.

The purchaser shall pay before delinquency all subsequent taxes and assessments that may be levied or assessed against said property subsequent to the date of said contract.

The purchaser may make payment in full at any time of the balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payment in full of the purchase price, plus accrued interest and taxes, the County Treasurer shall execute and deliver to the purchaser a Deed in the form described by Section 2, Chapter 263, Session Laws of 1927 of the State of Washington.

Time shall be the essence of the contract and in event of a failure of the purchaser to make payments at the time and manner required and to keep and perform the covenants and conditions required of him or her. The contract may be forfeited and terminated at the election of the Board of County Commissioners and in the event of said election; all sums theretofore paid by the purchaser shall be forfeited as liquidated damages for failure to comply with the provisions of said contract.

The County Treasurer is hereby directed to publish a notice of sale of the property described in application in a weekly newspaper published in said County for three consecutive publications. This notice shall set forth the property to be sold, together with the time and place of said sale, which shall be between the hours of 9 o'clock a.m. and 4 o'clock p.m., on a date to be fixed by the County Treasurer and to be held at the front door of the Court House at Ephrata, Grant County, Washington. Said sale may be adjourned from day to day by public announcement of said County Treasurer at the time and place designated in such notice of sale.

This order dated and signed at Ephrata, Washington, this _____ day of _____, A.D., 20____.

Board of County Commissioners,
Grant County, Washington

By _____
Chairman of the Board

GRANT COUNTY TAX TITLE PROPERTY

There are tax-title parcels (land acquired by the county through tax foreclosure proceedings) available for re-sale in Grant County. A person wanting to purchase tax-title property from the County must first fill out an "Application for Re-Sale" form, obtained from the Treasurer's office, and pay the \$125.00 application deposit. The deposit goes toward potential publication costs, deed, affidavit and recording fees. A minimum bid is offered on the application for the tax-title parcel. If there is an auction, the applicant's deposit is refunded if the applicant is not the successful bidder. If there is no bidder, the fee is forfeited.

The application must be submitted to the County Commissioners who may deem it in the best interest of the County to sell the property. Any or all parcels may be combined in one or more lots. Upon a decision to sell for the minimum bid offered, the County Commissioners enter an Order of Sale and set the minimum sales price and terms for the sale.

The Treasurer contacts the applicant for acceptance of the minimum bid. If accepted for public auction, the Treasurer publishes a Notice of Sale once a week in a local newspaper for three consecutive weeks. Publication includes the legal description, minimum price, time, place and terms of sale. If the minimum bid is rejected, the Order of Sale is rescinded and the application deposit is refunded. The property is sold to the highest and best bidder.

If the land is sold for cash, the Treasurer will require immediate payment by cash, cashier's check or money order. Failure to pay with proper payment constitutes a void sale and the Treasurer may declare the bidding to begin over again. The bidder who did not provide proper payment and/or their agents may not bid in the subsequent auction.

If the land is sold on contract (minimum final purchase of \$5,000.00 before a contract is allowed), the Treasurer will require the best bidder to immediately pay by cash, cashier's check or money order at least the minimum of thirty percent of the total purchase price plus costs at said sale and shall enter into a contract with the County as vendor and the purchaser as vendee which shall obligate and require the purchaser to pay the balance of said purchase in ten equal annual installments commencing November 1st and each year following the date of sale, and shall require said purchaser to pay twelve percent interest on all deferred payments. The contract payer may make full payment at any time of any balance due plus accrued interest and costs on such balance.

Questions? Please call the County Treasurer, Darryl Pheasant at (509)754-2011 Ext# 4299