

These are the terms & conditions for the 2021 tax distraint sale and are subject to change for future sales.

GRANT COUNTY TAX DISTRAINT SALE

September 27th, 2021 – September 29th, 2021

Location: www.govease.com

Bid Deposits:

The County requires a \$500.00 deposit to register in order to bid in the online auction. **The deposit must be received by the Grant County Treasurer by Tuesday, September 28th, 2021 no later than 4:00 PM PST.** Acceptable forms of payment are cash, cashier's checks, or bank wire transfer. The deposit will be applied to the balance due if the bidder wins an auction. The deposit will be refunded within ten (10) business days if the bidder does not win the auction. **The winning bidder also agrees to pay a buyer's premium of 2.5% in addition to the winning bid amount.**

Auction:

All sales will be made by auction to the highest bidder. The auction will be conducted via Govease internet website only. The auction will begin on Monday, September 27th, 2021 at 8 AM PST and the bidding will close on Wednesday, September 29th, 2021 at 2 PM PST. The auction might extend for certain scenarios which is communicated by Govease on each auction page. If a property remains unsold, the Treasurer may reopen the bidding Monday, October 4th, 2021; closing Wednesday, October 6th, 2021; with title information & payment due Friday, October 8th, 2021 to Grant County. Same time deadlines as previous week.

The opening bid includes all delinquent unpaid taxes, interest, penalties and costs. All fees have been added to the minimum bid except for the 2.5% buyer's premium.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the Title, or close the auction at any time.

A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.

Payment:

Full settlement of any balances must be made with the Grant County Treasurer by certified funds by Friday, October 1st, 2021, no later than 4:00 PM PST. Acceptable forms of payment are cash, cashier's checks, or bank wire. Payment will be made directly to the Grant County Treasurer, 35 C St NW Ephrata WA 98823 Room 204. **If you are the successful bidder, and you fail to submit any balance due on your auction purchase or purchases per these terms of sale, you will forfeit your deposit, and you will not become the owner of any of the subject property or properties.**

For payment by wire, wire instructions will be emailed to the winning bidders from the Grant County Treasurer. Wired funds must be sent by 1:00 PM PST and received in order to be received timely. Refer to property number and Auction ID on all payments.

The County is not liable for the failure of any device that is not owned, operated, and managed by the county, which prevents a person from participating in any sale. "Device" includes, but is not limited to; computers and other equipment to access internet, hardware, networks, software applications, and web sites.

A bid is an irrevocable offer to purchase property.

The Grant County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any nonpaying bidder may be banned from future auctions.

No Grant County employee or officer may bid at the sale, nor may such person act as an agent or allow any agent to bid on their behalf.

All fees to complete and file title are included in the minimum bid amount. A title will be issued within thirty days of the close of the auction.

Properties are sold "AS IS". Research and Inspect Thoroughly Prior to Bidding.

Prospective purchasers are urged to examine the location and desirability of the properties available to their own satisfaction prior to the sale. The County Treasurer makes no representation of warranty, nor any guarantee of warranty, either expressed or implied, relative to the usability, location, property lines, topography, physical condition, address, or fitness for any use or purpose.

All properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. The Treasurer is not responsible for surveying, identifying or locating property boundaries for buyers.

The Treasurer's Office makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as "Open Areas", "Common Space", "Common Areas", "Drainage", "Private Roadway", or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer's responsibility to make a determination whether the property is restricted in any manner.

Photographs (if attached) of an asset are for general representation purposes only. Grant County will not assume any liability for alleged loss or damages which may result from the purchase of property relied upon via photograph.

Redemption Rights

There is no general right of redemption for properties sold in real property tax foreclosure auctions, whether by title, interest or estate. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale. Interest is not earned on redemption. The IRS has a redemption right to acquire the property within 120 days of a sale. An active military service member may also have redemption rights. Sales may be subject to rights of owners or interested persons established on appeal of the foreclosure judgment or in an action to recover property sold for taxes where allowed by law.

Exemptions

Any property with a current senior or disability exemption will be canceled effective the date of sale. Per State law, the remainder of the tax year will be recalculated, and due to the county. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement.

No Sale

If a Manufactured home and/or personal property does not get a bid and proper payment made at the auction, the property will be reauctioned at a later date. Grant County **does not** become the owner; the property ownership remains the same and stays where it is located.

Surplus Proceeds

Any proceeds from the personal property tax auction that is in excess of the minimum bid will be held by the Grant County Treasurer for up to three years and refunded upon proper claim to the record owner(s).

Movement of Mobile Home

Any movement of mobile home will be required to obtain a movement permit from Treasurer's office.

*****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.*****