

**GRANT COUNTY TREASURER**  
**TAX JUDGMENT SALE REAL PROPERTY 2021**  
**Terms of the Sale**

In accordance with Washington State law, real property is being sold pursuant to the Judgment and Order of Sale of the Grant County Superior Court under Cause Number 21-2-00350-13.

**Bid Deposits:** The County requires a \$1,000.00 deposit to register in order to bid in the online auction. **The deposit must be received by the Grant County Treasurer by Friday, November 12, 2021 no later than 4:00 PM PST.** Acceptable forms of payment are cash, cashier's checks, or bank wire transfer. **No Ach payments accepted.** 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 4% 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 Public Surplus Internet website only. The auction will begin on Monday, November 15th, 2021 at 8 AM PST and the bidding will close on Wednesday, November 17th, 2021 at 2 PM PST. The auction might extend for certain scenarios which is communicated by Public Surplus on each auction page. If a property remains unsold, the Treasurer may reopen the bidding Monday, November 22<sup>nd</sup>, 2021; closing Wednesday, November 24<sup>th</sup>, 2021; with deed information & payment due Monday, November 29<sup>th</sup>, 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 4% 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 Tax Deed, 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, November 19, 2021, no later than 4:00 PM PST. Acceptable forms of payment are cash, cashier's checks, or bank wire. **No Ach payments accepted.** 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 record the deed are included in the minimum bid amount. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction.

Title companies may not insure for a period of three years following the foreclosure sale. Talk to your title company to see what processes will be accepted for them to provide title insurance.

### **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.

Chapter 84.64 RCW of the tax foreclosure statute does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. These terms and conditions shall serve as actual notice, under RCW 58.17.210, to all purchasers and transferees that any real properties in this sale, divided in violation of local and state regulations, are ineligible for development unless otherwise determined by Grant County.

Properties are sold free and clear of liens and encumbrances except Internal Revenue Service liens and certain municipal liens, such as Local Improvement District, and Irrigation Assessment liens made known to us. Recorded easements are not extinguished by a tax sale.

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.

The County has posted physical notice on homes and commercial buildings. To the best of our knowledge, the County has accurately identified those properties. The Treasurer is not responsible for identifying or locating, for prospective buyers, properties that are being auctioned.

### **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. Certain parcels may have previously been classified as current use/open space lands and valued by the Assessor in accordance with the provisions of Chapters 84.33 and 84.34 of the Revised Code of Washington. All parcel with such classifications have been removed from such program and the corresponding removal lien has been added to the foreclosing parcel's minimum bid.

### **Excess Proceeds**

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid upon proper application of claim by the owner of record. The owner of record is determined as of the date the Certificates of Delinquency are issued.

The amount of fees or compensation provided to third parties assisting in locating or purporting to locate any property or surplus funds is limited to 5% of the value returned to the rightful owner under RCW 63.29.350. Any person violating this section is guilty of a misdemeanor and shall be fined not less than the amount of the fee or charge he or she has sought or received or contracted for, and not more than 10 times such amount, or imprisonment for not more than 30 days, or both.

### **Tax Title Property**

Properties that are not bid on by the close of the final auction will become Tax Title property with Grant County holding the parcel as a trustee.

**Possession of Property**

The successful bidder may take possession of the property after the payment has been received and the Tax Deed has been recorded. The County Treasurer has 30 days from the **end of the tax sale** to record and mail the Tax Deed to the successful bidder.

**Grant County does not issue Tax Lien Certificates, as Washington State is not a Tax Lien state.**

**TERMS OF SALES ARE SUBJECT TO MODIFICATION. BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE AS POSTED AT THE TIME BID IS SUBMITTED. ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS.**