

**Douglas County Treasurer**  
**Sale of Real Property Disclaimer Statement**

For April 24, 2024 Tax Sale:

Today has been set as the time for Douglas County's sale of real property to collect delinquent taxes in accordance with NRS 361.595. There is no absentee bidding. All bidders must register and attend the sale.

**Douglas County is selling the property AS IS**, meaning that Douglas County:

- Makes no warranty whatsoever as to the property including, but not limited to, whether the property is buildable, can be developed or subdivided, or whether the property has or can get services such as water, sewer, telephone, gas, electricity, road access and maintenance, etc.
- Does not guarantee there is access to the property
- Does not guarantee whether the property is free from special assessments, agricultural liens, or other liens and encumbrances for which the purchaser may be responsible
- Makes no representations or claims as to any property's fitness for purpose, conditions, covenants, restrictions, reservations, or any other possible encumbrances

All sales will be made subject to existing rights of way and easements of Douglas County and the State of Nevada and their political subdivisions.

After the Property is Purchased

Douglas County will issue and record a quitclaim deed to the successful purchaser of each parcel within 30 days of the auction. The Treasurer's Office will mail the deed to the buyer upon completion of the recording process. There is no redemption period on property acquired through the tax auction. Once you receive the recorded quitclaim deed, the property is yours. Douglas County will not assist any purchaser in obtaining actual possession of the property. Please refer to NRS 361.595 for more information regarding quitclaim deeds and tax sales.

Per NRS 361.600, there is a two-year period where the previous owner of the property may protest the sale and during which title companies may not issue title insurance. You should contact a title company for more information regarding title insurance.

**Questions regarding the tax sale and this statement can be directed to the Douglas County Treasurer's Office at (775) 782-9017.**