

ALL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS AUCTION

The auction will be conducted via the Bid 4Assets Internet website only. Bids will not be accepted by the Boise County Clerk's Office, except via Bid4Assets. Bidders interested in offline bidding options should call Bid4 Assets at 1-877-427-7387, option 2. The auction will begin on Saturday, July 25, 2009 at 10:00 AM ET (8:00 AM MT) and the auctions will close on Tuesday, July 28, 2009 at 2:00 pm ET (12:00 Noon MT).

One single \$500 deposit (plus a \$15 processing fee) is required to participate in the Boise County auction. This \$500 deposit allows the registered bidder to bid on all Boise County auction assets. Your deposit must be a certified check or wire transfer and received by Bid4Assets no later than 4:00 PM ET (1:00 PM. PT) Tuesday, July 21st, 2009.

The asset information for each property may be updated at any time and will not be finalized until the day of the sale. Please read all due diligence material and check spreadsheets for updates.

The Boise County Clerk reserves the right to cancel the sale of property at any time.

BIDDING

Bidders are required to conduct any research of due diligence they wish to conduct prior to submitting a bid.

A bid is an irrevocable offer to purchase a property.

A bid accepted is a binding contract.

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

The Boise County Clerk reserves the right to pursue all available legal remedies against a non-paying bidder.

PROPERTIES

Three (3) of these properties were deeded to Boise County for the delinquent, real property taxes. One (1) of the properties has been surplusd by the Commissioners and is no longer needed for County business. All four parcels are offered for sale as required by §31-808 Idaho Code. Any legal description of the property provided is based upon information provided to the Boise County Clerk by the Boise County Treasurer and is presumed to be correct.

CONDITIONS AND DISCLOSURE

These properties are offered for sale AS-IS and WHERE-IS.

Purchasers release the Boise County Clerk and County of Boise, Idaho, from all liability whatsoever arising from a condition of the properties, whether now known or subsequently discovered, including but not limited to, all claims based on environmental contamination of the property, if any.

The Boise County Clerk makes no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions. There are no warranties, express or implied, regarding properties offered.

The Boise County Clerk assumes no liability for any other possible liens, I.R.S. tax liens, encumbrances, or easement, recorded or not recorded, which were not canceled by the foreclosure of the property under Idaho Code.

These properties are subject to any applicable state, county or local zoning or building ordinance. The Boise County Clerk does not guarantee the usability or

access to any of these properties. It is the responsibility of the prospective purchaser to do their own research as to the use of the properties for their intended purpose and to inspect the property personally to determine if it will be suitable for the purposes for which it is purchased.

WINNING BIDS

Successful bidders shall be asked to complete a deed information form showing how they want the title to the property to be held. The deed information form will be provided to the winning bidders and must be completed within 48 hours following the close of the auction.

All bids and final payments will be handled through direct payment to Boise County.

QUITCLAIM DEEDS

A Quitclaim deed will be issued and recorded by the Boise County Clerk. The quitclaim deed will convey only such title as is vested in the County of Boise under the tax deed process according to Idaho law. State law requires the Boise County Clerk to charge a \$3.00 per page fee for the recording of a quitclaim deed for properties sold.

TITLE INSURANCE

Title insurance companies may or may not issue title insurance on properties sold. The Boise County Clerk makes no representations regarding the availability of title insurance policies for any of the properties. Unavailability of title insurance is not grounds for reconveyance to the Boise County Treasurer.

After purchase, a purchaser may incur legal costs for a quiet title action to assert rights of possession or to satisfy the requirements of a title company in order to obtain title insurance.

ALL SALES ARE AS IS, WHERE IS, AND FINAL. THERE ARE ABSOLUTELY NO REFUNDS. TERMS OF SALES ARE SUBJECT TO MODIFICATION PRIOR TO THE COMMENCEMENT OF THE SALE.