KITSAP COUNTY TREASURER
TAX FORECLOSURE SALE
Terms of Sale

In accordance with Washington State law, real property pursuant to the Judgment and Order of Sale of the Kitsap County Superior Court under Cause Number 14-2-00875-1 is being sold.

All sales will be made by auction to the highest bidder. The auction will be conducted via www.Bid4Assets.com only. The auction will begin on Monday, December 8, 2014 at 8 AM PST and the auction will close at staggered closing times starting at 11 AM PST. The auction may continue on any parcels unsold, until each parcel is sold or the Treasurer determines no bids were received. The Treasurer may withdraw any property from the sale at anytime.

Bidders are required to conduct any research or due diligence they wish to conduct prior to bid submittal. **A bid is an irrevocable offer to purchase property and once made, is a binding contract.** The Bidder is solely responsible to determine the extent, if any, to which the property they are bidding on will or may be subject to liens.

By Tuesday, December 9, 2014, successful bidders must complete the deed information. A Tax Deed will be issued within thirty days of the close of the auction. All fees to complete and record the deed are included in the minimum bid amount. Title companies may not insure title for a period of three years following the foreclosure sale. A quiet title process may be obtained through the courts.

A bidder is legally and financially responsible for all properties bid upon whether representing ones self or acting as an agent. By 4:30 PM PST, Tuesday, December 9, 2014, funds must be **received** by our office via wire, mail, or in-person. All payments must be in the form of cash, cashier's check, or wire. If mailing payment, send to: Kitsap County Treasurer's Office, 614 Division St MS-32, Port Orchard, WA 98366. Wire instructions can be received by contacting the County Treasurer's Office at 360-337- 7135. The Kitsap County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

No Kitsap County employee or officer, or person who is an immediate family member of and residing with a Kitsap County employee, may bid at the sale, nor may such person as an agent or allow any agent to bid on their behalf.

The County does not guarantee that all properties are buildable lots. 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 the use of the properties for their intended purpose and to inspect the property to determine if it will be suitable for the purposes for which it is purchased.

Kitsap County is not liable for the failure of any device 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 websites.

Disclaimers
Kitsap County retains the right to reject any and all bids for any reason; may withdraw any property from the auction at any time before or during the sale; and reserves the right to cancel the sale of a property at any time prior to the issuance of the tax deed.

Competing Liens
A tax foreclosure sale extinguishes most types of liens and encumbrances on a parcel, such as a deed of trust, mortgage, contract, judgment or similar item. Not all types of liens and encumbrances, however, are extinguished by a tax foreclosure sale. For example, federal tax liens (I.R.S.) and local improvement assessment liens may remain on a parcel after sale. Liens may be disclosed in the title report that is generally available for review for each parcel prior to the sale. Each parcel is sold subject to all liens and encumbrances. Whether or not liens are disclosed in the title report, and whether or not liens are announced at the time of sale, the County assumes no responsibility for such items. It is up to each bidder to determine what liens and encumbrances may exist on a parcel and whether or not the liens will be extinguished by the tax foreclosure sale.

Redemption Rights
No one claiming any right, title, interest or estate in the property may redeem on the day of sale or thereafter; EXCEPT, the real property of any minor or incompetent person may be redeemed at any time within three years after the date of the Tax Deed sale. The IRS has a redemption right to acquire the property within 120 days of the sale.

Unsold Property
If no bid is made on a property or is unsold, the Treasurer may open the bidding again the following week starting Monday, December 8, 2014 with payment to be made by Tuesday, December 9, 2013. The Treasurer may withdraw any property from the sale at anytime.

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. Funds will be refunded 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.

County as Bidder
If no one bids the minimum bid amount on any property, at the close of the auction that property shall become the trust property of Kitsap County.

Research and Inspect Thoroughly Before You Bid

Prospective purchasers are urged to examine the title, location and desirability of the properties available **prior** to the sale. The County Treasurer makes no warranty, either expressed or implied, relative to the usability, location, property lines, or topography.

Exemptions
Any current senior or disability exemption for a property 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.

Title Reports
The Treasurer's Office has furnished title reports for viewing purposes only. These documents are offered as a public record, and should not be relied upon as official title reports for personal use. The Treasurer's Office makes no guarantee or warrantee, expressed or implied that the information contained in the title reports is accurate or complete in scope or substance. Title reports obtained by our office disclose the full legal description, which are used for issuing the Tax Deeds.

Legal Description
The full legal description and parcel identification number issued on title reports designate the property offered for sale. Physical addresses are information provided to the Treasurer by local jurisdictions and may not correspond to the legal description.

Properties are sold "AS IS"
The parcels are offered on a "where is" and "as is" basis, and the County makes no representation of warranty, expressed or implied, nor any guaranty of warranty, expressed or implied, as to the condition of title to any property nor the physical condition of any property or its fitness for any use or purposes. Some properties may have environmental issues or concerns that would be the responsibility of the successful bidder to address. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in the Covenants, Rights, and Restrictions of certain plats, as well as in zoning and other land use controls.

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.

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 NO REFUNDS.