

**Nye County Treasurer
Sale of Real Property Disclaimer Statement:**

Research and Inspect Thoroughly Before You Bid

It is the responsibility of prospective purchasers to conduct their own research prior to the auction. It is your responsibility to perform due diligence on all parcels and make any independent investigation you deem necessary. You may contact Nye County departments/offices as part of your due diligence.

The County's sole purpose for the sale is to recover the delinquent taxes.

***Residence Included**

****Personal Property NOT Included Properties**

Parcels are sold "AS IS"

- All properties are sold AS IS and all sales are final.
- The County makes no representations, guarantees, or warranties regarding the physical condition or stability of any of the parcels being auctioned, the existence of hazardous materials on or under the surface of the parcels, the suitability of the property for the bidders' purposes or for any other purpose.
- The properties are being conveyed subject to existing covenants, conditions, restrictions, reservations, rights-of-ways, easements, and any other possible encumbrances.
- The County is making no representations, guarantees or warranties regarding any liens or encumbrances that currently exist or may exist in the future on any parcels.

Important Disclaimer

The County of Nye is not liable for the failure of any device that is not owned, operated, and managed by the State or County that prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, a computer network, a computer software application, and a computer web site.

You must be at least 18 years old to bid.

After the Property is Purchased:

Nye County will issue and record a quitclaim deed to the successful bidder of each parcel within 30 days of the auction. The successful bidder is responsible for recording and filing fees (included in your final payment to bid4assets). Please note that it may take an additional 30 days for the ownership change to be noted on the website dependent upon the workload at the Assessor's Office. 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 deed the property is yours. Nye 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.

The taxes will be paid through the current installment due. New tax bills are generated middle of July each year. The tax year is based on a fiscal year, July - June. The first installment is due on the third Monday in August EVERY year. Parcels with a tax amount due over \$100.00 will have additional installments due on the first Monday in October, January and March. All installments have an automatic 10 (ten) day grace period. It is the responsibility of the new owner to pay the taxes and keep their address current with the Assessor's offices. Failure to receive a bill does not provide a basis for waiver of penalties or interest.

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 Nye County Treasurer's Office at (775) 482-8148.