

Purchaser's General Information and Disclosure

Real Property

The following information is provided to the successful bidder of property purchased at the Sutter County Tax Collector Annual Auction of Tax Defaulted Properties.

ALL SALES ARE FINAL AND PROPERTY IS SOLD "AS IS":

The Sutter County Treasurer/Tax Collector conducts the sale of "Tax Defaulted Property Subject to Power to Sell" pursuant to provisions of the California Revenue and Taxation Code, and with the written approval of the Sutter County Board of Supervisors. The sale of these properties should not, in any way, be equated to real estate sales by licensed salespersons, brokers, or realtors. The County of Sutter 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, computer hardware, a computer network, a computer software application, and a computer Web site. The County of Sutter assumes no liability for any possible liens, encumbrances or easements, recorded or not recorded.

TITLE COMPANIES:

The Tax Collector does not provide the purchaser with a title insurance policy. Many title companies may not issue their policy of title insurance on a Tax Deed to the Purchaser for one year, unless a quiet title action has been successfully pursued in the courts, or quit claim deeds are acquired from the former owner and all lien holders. You are encouraged to consult with the title company of your selection.

SPECIAL ASSESSMENT AND BOND:

If property you have purchased is encumbered with foreclosed or unforeclosed street bonds, irrigation assessments, income tax liens, etc., a Tax Deed to the Purchaser may or may not discharge these obligations. A Tax Deed to the Purchaser will not abolish easements constituting servitudes upon, or burdens to, the property. A complete investigation of all these encumbrances, and/or all liens should be made before bidding at the tax sale.

The Internal Revenue Service (IRS) has the option of redeeming after sale, up until 120 days, any property on which there is an IRS lien recorded. The IRS must pay the actual amount paid for the property by the purchaser plus 6% per annum interest from the date of the sale.

INSPECTION OF PROPERTY:

Physical inspection of the property was recommended by the Tax Collector's Office prior to your purchase. The County of Sutter makes no guarantee, expressed or implied, relative to the title, location, or condition of the properties for sale, nor do we make any assurances that the improvements, which may be shown on the tax assessment roll, exist at the time of your purchase. Any personal property, such as mobile homes or equipment on the property, is not a part of the sale.

PAYMENT:

Successful bidders must pay in full within seventy-two hours (72) or three (3) business days of notification that he or she is the successful bidder. Payment options are outlined on the Internet website www.bid4assets.com/Sutter. No financing is available. The Tax Collector will issue a deed to the successful bidder.

TITLE TO PROPERTY PURCHASED:

Generally, about two weeks after the date of payment for the properties at auction, the Tax Collector will record the tax deeds. After recordation, deeds will be mailed pursuant to the successful bidders instructions.

Pursuant to Section 3712 of the California Revenue and Taxation Code, the tax deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, except:

- A) Any lien for installments of taxes and special assessments, which installments will become payable upon the secured roll after the time of the sale.
- B) The lien for taxes or assessments or other rights of any taxing agency that does not consent to the sale under this chapter.
- C) Liens for special assessments levied upon the property conveyed which were, at the time of the sale under this chapter, not included in the amount necessary to redeem the tax defaulted property.
- D) Easements constituting servitudes upon or burdens to the property; water rights, the record title to which is held separately from the title to the property; and restrictions of record.
- E) Unaccepted, recorded, irrevocable offers of dedication of the property to the public or a public entity for a public purpose, and recorded options of any taxing agency to purchase the property or any interest therein for a public purpose.
- F) Unpaid assessment under Improvement Bond Act of 1915, which are not satisfied as a result of the sale proceeds.
- G) Any liens of the Internal Revenue Service (**see the section “Special Assessments and Bonds” above**).
- H) Unpaid special taxes under Mello-Roos Community Facilities Act of 1982 that are not satisfied as a result of the sale proceeds.

**IT IS YOUR RESPONSIBILITY TO INVESTIGATE THOROUGHLY THE PROPERTY
PRIOR TO YOUR PURCHASE.**