

TAX TITLE SALE
GRAYS HARBOR COUNTY
FRIDAY, SEPTEMBER 20, 2019

Therefore, notice is hereby given, that in accordance with an order set by the Grays Harbor County Commissioners, I, Kenneth Albert, The Treasurer of Grays Harbor County, will, on the 20th day of September, 2019, commencing at the hour of 9:00 a.m. to sell to the public by online auction, to the highest and best bidder the legally described parcels of real property as listed at www.bid4assets.com/graysharbor.

QUALIFIED BIDDERS

Qualified bidders must register an account on www.bid4assets.com and submit a \$500.00 (plus a \$35.00 non refundable processing fee) bid deposit by Monday, September 16th. All bidders must read and agree to the terms of this sale.

Any person who is a County employee, spouse of a County employee or officer of the County, may not bid at this sale, nor may such person bid as an agent or allow any agent to bid on their behalf.

SALE TERMS

All sales will be made by auction to the highest and best bidder. This is a sale for the full amount of the final bid plus other fees as described below. Only certified checks, cashier's checks or wire transfers will be accepted. No personal/business checks or public office money certificates will be accepted. Successful bidders will be required to make full payment to Bid4Assets by 4:30 p.m. EDT on September 24, 2019. The successful bidder will receive instructions at the end of the sale on how to submit their settlement payments. A successful bidder who fails to make full payment on all successful bids he or she submits shall forfeit their bid deposit (\$500.00) to cover the costs of this sale. Successful bidders making full payment of all their successful bids will be allowed to apply the bid deposit to their payment. Bid deposits received from unsuccessful bidders will be processed and mailed 10 business days after the sale.

Additionally, any bidder who purchases any parcel at the bidding session, but fails to furnish payment by the payment deadline, as specified herein, will be deemed to be an unreliable bidder and beginning immediately will not be allowed to bid at any Grays Harbor County Tax Foreclosure sale, surplus sale, or tax title sale for a period of three (3) years. Payment will not be accepted at the Grays Harbor County Treasurer's Office. Any parcel not receiving a minimum bid will be deemed returned to Grays Harbor County.

FEES

In addition to the full amount bid at the auction, successful bidders will be responsible for payment of the following fees in order to process each purchase: 1) a deed preparation fee of \$15.00; 2) a real estate excise tax processing fee of \$10.00, 3) recording fees of \$103.50 for the first page and \$1.00 for any additional page of the deed and 4) \$35 per-parcel-won administrative fee will be added to the final sale price.

SALE DISCLAIMER

These parcels are offered for sale on an “AS IS” and “WHERE IS” basis. The County makes no representation of warranty, expressed or implied, nor any guarantee of warranty, expressed or implied as to the condition of title to any property, the physical condition of any property or its fitness for any use or purpose. 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. Certain parcels designated as “Common Area”, “drainage” or similar designations, are subject to restrictions which include, but are not limited to prohibitions on placing improvements on such parcels. It shall be the buyer’s responsibility to make this determination.

AFTER SALE PROCEDURE

Within 24 hours of notification of a winning bid, successful bidders MUST complete the deed information through the Deed Wizard on the Bid4Assets website. The Deed Wizard will close immediately following the 24 hour period. Failure to complete the Bid4Assets Deed Wizard within the 24 hour period will result in the deed being recorded in the registered name of the successful bidder as supplied to Bid4Assets during bidder registration.

KENNETH E. ALBERT
Grays Harbor County Treasurer

Real Estate Excise Tax Affidavit:

The execution of this form does not authorize the release of information other than that specifically described below. The information requested on this form pertains to RCW 82.45 & WAC 458-61A and is intended to report a transfer of a controlling interest in real property.

This form authorizes release of information and records retention in accordance with Real Estate Tax Sales and General Information and Taxability of Transfers. This form will be filled out on your behalf with information provided from you in Deed Wizard in conjunction with specific property information provided by Grays Harbor County. See below for the specific information that will be provided.

Section 1: Enter the name(s) of seller/grantor. This is the person(s) conveying interest in the property.

Section 2: Enter the name(s) of buyer/grantee. This is the person(s) receiving interest in the property.

Section 3: Enter the name and address where you would like all future property tax information sent. Enter the tax parcel number and current assessed value for real and personal property being conveyed.

Section 4: Enter the street address of the property. Enter the county if in unincorporated area. Enter city name if located within a municipality. Enter the legal description of the property.

Section 5: Enter the appropriate land use code for the property, See WAC 458-83-030 (5) for a complete list

Section 6: Indicate whether the property is designated as forest land per chapter 84.33 RCW, classified as current use (open space, farm, agricultural, or timber) per chapter 84.34 RCW, or receiving special valuation as historic property per chapter 84.26 RCW.

Section 7: If you are claiming a tax exemption, cite the specific Washington Administrative Code (WAC) number, section and subsection and provide a brief explanation. Most tax exemptions require specific documentation. Refer to the appropriate WAC to determine documentation requirements. Chapter 458-61A WAC is available online at <http://dor.wa.gov>. Enter the type of document (quit claim deed, statutory warranty deed, etc.), and date of document (MM/DD/YYYY). Enter the selling price of the property. Deduct the amount of tax exemption claimed per chapter 458-61A WAC. State Technology Fee: A \$5.00 Electronic Technology Fee that is due on all transactions. (82.45.180). Affidavit Processing Fee: A minimum of \$5.00 shall be collected in the form of tax and processing fee. A processing fee is due on all transactions where no tax is due and on all taxable transactions where the tax due is less than \$5.00. (RCW 82.45.180).

Section 8: Both grantor (seller) and grantee (buyer), or the agent of each, must sign this form, certifying that all the information provided is correct.

Grays Harbor County Treasurer will be signing as the Seller/Grantor

Grays Harbor County Tax Title Coordinator will be signing on your behalf as the Buyer/Grantee

I, Buyer/Grantee, request the services of Grays Harbor County to fill out the Real Estate Tax Affidavit on my behalf. This authorization constitutes your authority to act as my agent in completing this document. I, Buyer/Grantee, agree to indemnify, defend and hold Grays Harbor County and its departments, elected and appointed officials, employees, agents and volunteers, harmless from and against any and all claims, damages, losses and expenses caused by any act or omission, negligent or otherwise arising out of efforts to handle this assignment except such as may be due to negligent or unlawful acts of Grays Harbor County or those representing or acting on its behalf.