

BIDDER GUIDELINES

- All bidders must be registered.
- You may register for the tax sale prior to the sale by visiting www.bid4assets.com/graysharbor.
- No changes to the registration may be made after the sale
- There is a \$500.00 (plus a \$35.00 non-refundable processing fee) bid deposit requirement in order to participate in the online sale.
- The minimum bid amounts are listed on each parcel listing online. Each parcel is sold to the highest bidder. Payment requirements are as follows: Cashier's Check, Money Order or wire transfer. **No other form of payment will be accepted.** Payment in full must be received by 4:30 PM ET on Tuesday, September 24th, 2019.
- Failure to make payment as required will result in the defaulting bidder being excluded from further participation for a minimum of 3 years. Grays Harbor County does not offer a financing program.
- Non-winning bidders \$500 bid deposit will be processed and mailed to the address on file via USPS 1st class mail 10 business days after the auction has closed.
- Bidders are required to conduct all due diligence of the property(s) prior to submitting a bid. Bidders are to rely solely on their own investigation of the property(s) they wish to bid on and shall not rely on any information provided or to be provided by Grays Harbor County. By submitting a bid, Bidders acknowledge and agree that Grays Harbor County is not liable or bound in any manner by any verbal or written statements, representations, or information pertaining to the property(s), or the operation thereof, furnished by any agent, employee, or contractor of Grays Harbor County, any real estate broker, or any other person.
- Research and inspect thoroughly prior to bid. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. Grays Harbor County makes no warranty, either expressed or implied, relative to the usability, location, property lines, or topography. 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 whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. Grays Harbor County is not responsible for surveying, identifying or locating property boundaries for buyers. Grays Harbor County makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as "Open Space", "Open Areas", "Common Space", "Common Areas", "Drainage", "Private Roadway", or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer's responsibility to make a determination whether the property is restricted in any manner.

- The successful bidder may take possession of the property after the payment has been received and the Tax-Title Deed has been recorded. The County Treasurer has 30 days from the end of the sale to record and mail the Tax Title Deed to the successful bidder.