

**TERMS OF SALE
PROPERTY TAX FORECLOSURE AUCTION
DECEMBER 6, 2019**

The legally described parcels of real property set forth in Skagit County Superior Court will be sold pursuant to Judgment and Order of Sale of the Skagit County Superior Court under Cause No. 19-2-0006-29.

All sales will be made to the highest bidder. The auction will be conducted via Bid4Assets, www.bid4assets.com, internet website only. The auction will begin Friday, December 6, 2019 starting at 9:00 AM (PST) and the auctions will close at 12:00 PM (PST). The Treasurer may withdraw any parcel from the auction at any time.

ALL SALES ARE FINAL. Properties are sold on a “WHERE IS” AND “AS IS” basis. This is a “**Buyer Beware**” Sale. It is up to you to know exactly what you are bidding on. A purchase will not be overturned nor will a refund of the purchase price be issued because a bidder did not know what they were bidding on. The County makes NO Guarantees whatsoever on parcels sold at a Treasurer’s Tax Foreclosure Sale. Prior to bid submittal, bidders should exercise due diligence and thoroughly research all properties which they intend to bid. 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 parcel they are bidding on is or may be subject to liens or land use regulations. The Treasurer makes absolutely no representation or warranty with respect to the existence or non-existence of any adverse interest, encumbrance, condition or lien which may survive the sale under applicable law, whether known or unknown.

Bidders are legally and financially responsible for all parcels bid upon, whether representing oneself or acting as an agent. If any party is the successful bidder on multiple parcels, only payment in full for all parcels will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default resulting in the parcels being placed for re-offer at a time to be determined at a later date. The party who defaulted may be banned by Bid4Assets from the re-offer auction. By 1:30, PST, Tuesday, December 10, 2019 all funds must be received by Bid4Assets. Payment must be in the form of wire transfer of immediately available funds. Wire instructions are available to successful bidders only through the Bid4Assets website.

The deed wizard must contain the exact name in which the Treasurer’s Deed is to be issued. No changes will be made to the deed whether recorded or not. Any re-record will be at the expense of the purchaser. The Treasurer’s Deed will be issued within 30 days of this sale. Some title companies may not provide title insurance for a period of time from the date of sale. Policies vary with each title company.

Skagit 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, computer hardware, networks, software applications or website.

Minimum bids include all delinquent taxes, interest, penalties and foreclosure costs. The minimum bid increment is \$100.00 in even dollar amounts.

In accordance with Revised Code of Washington 84.64.080, no person who is a Skagit County officer or employee may bid at this sale, nor may such person bid as an agent for another or allow any other person to bid on an employee's behalf.

There is no redemption period after the sale except in the cases where the owner on the day of the sale was either a minor child or person adjudicated to be legally incompetent. In those cases, there is a three-year redemption period (RCW 84.64.70). If the IRS has a lien on the property, there is also a 120-day redemption period.

Any proceeds from any sale more than the minimum bid, after payment of all water and sewer district liens will be refunded by Skagit County, upon receipt of a proper application to the person(s) who held record title on the date of issuance of the Certificate of Delinquency.

Skagit 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 auction and reserves the right to cancel the sale of a parcel any time prior to the issuance of the Treasurer's Deed

By submitting a bid, you agree to these terms of sale.