

ARNY DAVIS, LEWIS COUNTY TREASURER

Terms of the Sale

In accordance with Washington State law, real property is being sold pursuant to the Judgment and Order of Sale of the Lewis County Superior Court under Cause Number 19-2-0071621.

A single bid deposit of \$1,000.00 (plus a \$35.00 processing fee) will be required to bid on properties offered for sale. **If you are the successful bidder, and you fail to submit any balance due on your auction purchase or purchases per these Terms of Sale, you will forfeit your deposit, processing fee, and you will not become the owner of any of the subject property or properties.** Deposit instructions will be posted on our Bid4assets Storefront and on each property auction page. **Deposits must be completed and received approximately one week prior to the start of the auction.** Contact bid4assets.com for instructions and questions pertaining to deposits.

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets internet website only. A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.

- The auction will begin on Thursday, January 23, 2020 at 8 AM PST and the bidding will close by 12 PM PST.
- By Monday, January 27, 2020, successful bidders must complete the Deed Wizard information. **Failure to complete the Bid4assets Deed Wizard will result in the deed being recorded in the registered name of the successful bidder as supplied to Bid4assets during bidder registration. No changes will be made to the deed once recorded.**

The County 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; computers and other equipment to access internet, hardware, networks, software applications, and web sites.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the Tax Deed, or close the auction at any time.

A bid is an irrevocable offer to purchase property. The Lewis County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any non paying bidder may be banned from future auctions.

All fees to complete and record the deed are included in the minimum bid amount. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction.

Title companies may not insure title for a period of three years following the foreclosure sale.

Washington State law prohibits County officers and employees from directly or indirectly purchasing property at this sale.

Properties are sold "AS IS" Research and Inspect Thoroughly Prior to Bid

Chapter 84.64 RCW of the tax foreclosure statute does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. **This is a "BUYER BEWARE" sale.** The parcels are offered on a "where is" and "as is" basis, and the County makes no representation of warranty, expressed or implied, nor any guaranty of warranty, express or implied, as to the condition of title to any property nor the physical condition of any property or its fitness for any use or purposes. 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 or other land use controls. Certain parcels may be designated as "open space", "open area", "permanent open area", "common area", "drainage", "storm water retention", or similar designations, and are subject to open space restrictions, which include, but are not limited to prohibitions on placing improvements on such parcels. Bidders are further advised that Lewis County does not warrant or make any express or implied representations regarding the physical condition of any parcel including, but not limited to, whether the parcel is contaminated with hazardous waste or contamination from any source, or whether the parcel is subject to restrictions based on the Lewis County critical areas ordinance or other applicable land use laws or regulations. For any property purchased, it shall be the buyer's sole responsibility to make a determination whether any such contamination exists or whether the property is restricted in any manner.

These sales may be subject to all special assessment liens of other taxing districts and competing Federal, state or city liens not extinguished by this sale, whether known or unknown, including utility liens. Liens, where known, by the Treasurer, will be disclosed.

Redemption Rights

After the sale, there is no right to redeem the property, except minors or persons adjudicated to be legally incompetent may redeem their property within three years, and the United States may redeem the property within 120 days. An active military service member may also have redemption rights.

Exemptions

Any property with a current senior or disability exemption will be canceled effective the date of sale. Per State law, the remainder of the tax year will be recalculated, and due to the County. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid upon proper application of claim by the owner of record. The owner of record is determined as of the date the Certificates of Delinquency are issued. If any parcel is in the jurisdiction of the Court (such as probate) excess proceeds will be remitted to the Court on behalf of the owner of record.

Tax Title Property

Property remaining unsold at the close of the auction will become the trust property of Lewis County. Property will be considered unsold and deemed trust property of Lewis County if a winning bidder does not follow these Terms of Sale once the auction is deemed closed.

Possession of Property

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

Lewis County does not issue Tax Lien Certificates, as Washington State is not a Tax Lien state.

TERMS OF SALES ARE SUBJECT TO MODIFICATION

**BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE
AS POSTED AT THE TIME BID IS SUBMITTED.**

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS.