

Douglas County Treasurer
Sale of Real Property Disclaimer Statement

For March 25, 2020 Sale:

Douglas County is selling the property AS IS, meaning that Douglas County:

- Makes **no warranty whatsoever** as to the property including, but not limited to; the condition or status of any buildings on the property, whether the property is buildable, can be developed or subdivided, the existence of rights-of-way, easements or licenses and whether utilities have been provided or can be provided to the property.
- Does not guarantee there is access to the property.
- Does not guarantee whether the property is free from special assessments, liens or other encumbrances for which the purchaser may be responsible.
- Makes no representations or claims as to any property's fitness for purpose, conditions, covenants, restrictions, reservations, or any other possible encumbrances.

All sales will be made subject to existing right of way and easements of Douglas County, Nevada and the State of Nevada and perpetual liens imposed pursuant to Nevada Revised Statutes.

After the Property is Purchased:

Douglas County will issue and record a quitclaim deed to the successful purchaser of each parcel within 30 days of the auction. The successful purchaser is responsible for recording and filing fees. The Treasurer's Office will mail the deed to the buyer upon completion of the recording process. There is no redemption period on property acquired through the tax auction. Once you receive the recorded deed, the property is yours. Douglas County will not assist any purchaser in obtaining actual possession of the property. Please refer to NRS 361.595 for more information regarding quitclaim deeds and tax sales.

Per NRS 361.600, there is a two-year period where the previous owner of the property may protest the sale and during which title companies may not issue title insurance. You should contact a title company for more information regarding title insurance.

Questions regarding the tax sale and this statement can be directed to the Douglas County Treasurer's Office at (775) 782-9017.