

**FRANKLIN COUNTY TREASURER'S OFFICE – FRANKLIN COUNTY, WASHINGTON
TAX FORECLOSURE TERMS OF SALE**

1. The auction will be conducted via Bid4Assets internet website only at www.bid4assets.com. The auction will begin on Friday, December 7, 2018 at 8:00 AM (PST) and will end on Friday, December 7, 2018 at 2 PM (PST).
2. **In order to participate in the online auction, please register to bid at www.bid4assets.com no later than December 3, 2018.**
3. Properties are sold subject to any other special assessments that may have been placed on them. 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 claims. Franklin County Treasurer makes 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.
4. All sales will be made by auction to the highest and best bidder, subject to statutory redemption rights. This is a certified funds sale for the full amount of the final bid plus other fees. Payment must be made directly to Bid4Assets, following the instructions that will be provided to the winning bidder(s) upon auction closing. See all other applicable terms for details.
5. Franklin County is not liable for the failure of any device which prevents a person from participating in any auction. "Device" includes, but is not limited to, computer hardware, a computer network, a computer software application and a computer website.
6. **Payment is to be made to Bid4Assets, following the directions provided upon submitting a winning bid. For sales closing the week of December 7th, payment must be remitted to Bid4Assets by 4:30 PM PT on Monday December 3, 2018.**
7. **A bid is an irrevocable offer to purchase, and, once made, is a binding contract.** If a winning bid is accepted and the bidder defaults because the payment has not been timely received by Franklin County, the deposit will be retained and the bidder, and any party the bidder represents, will be excluded from participating in both Franklin County and Bid4Assets auction for **5 years**.
8. The sale of each parcel shall be considered final and closed upon acceptance of the winning bid. Parcels that remain unsold when the auction and any authorized re-offer(s) are complete will be "sold" to Franklin County and held by Franklin County Treasurer as Tax Title parcels. If no bid is made on a parcel, the Treasurer can open the bidding again the following week or withdraw the property from sale.
9. **THE PARCELS ARE OFFERED ON A "WHERE IS" AND "AS IS" BASIS, AND FRANKLIN COUNTY MAKES NO REPRESENTATION OF WARRANTY, EXPRESSED 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 PURPOSE. BIDDERS ARE FURTHER ADVISED THAT CERTAIN PROPERTIES MAY BE SUBJECT TO EASEMENTS OR USE RESTRICTIONS SET FORTH IN THE CONVENANTS, RIGHTS, AND RESTRICTIONS OF CERTAIN PLATS, AS WELL AS IN ZONING AND OTHER LAND USE CONTROLS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DO THEIR OWN RESEARCH AS TO THE USE OF THE**

PROPERTIES FOR THEIR INTENDED PURPOSE AND TO DETERMINE IF IT WILL BE SUITABLE FOR THE PURPOSES FOR WHICH IT IS PURCHASED. IT IS THE BUYER'S RESPONSIBILITY TO RESEARCH AND DETERMINE WHETHER THE PARCELS ARE SUBJECT TO LIENS THAT WILL NOT BE EXTINGUISHED BY THE FORECLOSURE SALE. CERTAIN PARCELS MAY BE DESIGNED AS "OPEN SPACE", "OPEN AREA", "PERMANET OPEN AREA", "COMMON AREA", "DRAINAGE" 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 FRANKLIN COUNTY DOES NOT WARRANT OR MAKE ANY EXPRESS OR IMPLIED RESPRESENTATIONS 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 RESTICTIONS BASED ON THE FRANKLIN COUNTY SENSITVE AREAS ORDINANCE OR OTHER APPLICABLE LAND USE LAWS OR REGULATIONS. FOR ANY PROPERTY PURCHSAED, 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. BIDDERS ARE REQUIRED TO CONDUCT ANY REASEARCH OF DUE DILIGENCE THEY WISH TO CONDUCT PROIOR TO BID SUBMITTAL.

10. **BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF SALE AS POSTED AT THE TIME THE BID IS SUBMITTED.**
11. Franklin County has obtained title reports for notice purposes as required by Washington State Law. We have furnished these title reports for viewing purposes ONLY. These documents are a public record, but should not be relied upon personal use or as a basis for determining whether or not to bid on a parcel. Franklin County makes no guarantee or warranty, expressed or implied that the information contained in the title reports is accurate or complete in scope or substance. They are restricted to the use of Franklin County Treasurer's Office for the purpose of determining necessary parties' defendant in an action concerning matters to be disclosed at a later date. **POTENTIAL BUYERS SHOULD NOT RELY ON THE INFORMATION PROVIDED IN SAID TITLE REPORTS, AND DO SO AT THEIR OWN RISK.**
12. **Franklin County cannot warrant the accuracy, reliability or timeliness of the information you may be accessing on and from Franklin County's website, and Franklin County shall not be held liable for losses caused by using this information.** Any person or entity that relies on any information obtained from this system does so at their own risk.
13. **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.
14. If you are a successful bidder, a Tax Deed will be issued for the parcel within 60 days and forwarded to the Franklin County Auditor's Office in the Marriage License and Recording Division for recording. The name and address as given to us for issuance of the Tax Deed will be available by law as a public record and is the address to which both the Tax Deed and future property tax statements will be mailed.

15. Bidders are legally and financially responsible for all parcels bid upon, whether representing oneself or acting as an agent. Should you be a successful bidder on multiple parcels, **ONLY** payment in full for all parcels will be accepted. Selective payment **WILL NOT** be allowed and all transactions will be deemed in default (See term #7)
16. **ONLY** payment in full for all parcels will be accepted. Winning bidders will receive an email from Bid4Assets, sent to the address provided at registration, confirming final total due to complete their purchase. Overpayments made under \$50.00 will not be refunded. Overpayments over \$50.00 will be refunded by Bid4Assets, at the bidder's expense.
17. Franklin 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 sale, and reserves the right to cancel the sale of a property at any time prior to the issuance of the tax deed.
18. Any Franklin County employee or officer, or person who is an immediate family member of and residing with a Franklin County employee, may not bid at the sale on their own behalf, nor may such person bid as an agent or allow any agent to bid on their behalf.
19. It is possible that a parcel may be registered under the Torrens System. Franklin County Treasurer cannot advise you if it is. If this is the case, the purchaser will be required to register certain portions of the foreclosure proceedings themselves and at additional expense.
20. 2019 first half taxes will be due and owing on April 30, 2019 and delinquent if the first half payment is not received by April 30, 2019. You will be mailed a current 2019 tax statement around February 2019 for any parcels you purchase at the name and address provided for the Tax Deed in paragraph 7 above. If you don't receive your 2019 statement, please contact Franklin County Treasurer at 509-545-3518

ALL SALES ARE FINAL