

ISLAND COUNTY TAX FORECLOSURE TERMS OF SALE

1. The opening minimum bid includes all costs of foreclosure and unpaid real property taxes, interest and penalties through 2020.
2. All sales will be made by auction to the highest bidder. Funds must be wired within 24 hours of receiving notification that you are the winning bidder, following the wiring instructions provided by Bid4Assets. If payment is not made within 24 hours, the parcel will be re-auctioned starting December 15th, 2020.
3. The sale of each parcel shall be considered final and closed upon acceptance of the winning bid. Unsold properties will be offered at a second auction; to begin December 15th, 2020. If there are no bids, the property will be announced as Tax Title property and will continue to be held by the County.
4. **The parcels are offered for sale on a “where is” and “as is” basis.** Island County makes no representation of warranty, expressed or implied, nor any guaranty 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 purposes. For any property purchased, it shall be the buyer’s sole responsibility to make a determination whether the property is restricted in any manner.
5. If you are a successful bidder, within 60 days a Treasurer’s Tax Deed will be issued for the parcel and forwarded to the Island County Auditor for recording. Your name and address as given to us on your bidder registration will be available by law as a public record. Because of the volume of paperwork which needs to be completed following the auction, we will not be able to make records from the foreclosure sale available for inspection by the public until February 1, 2021.
6. In accordance with RCW 84.64.080, no Island County employee or officer, or person who is an immediate family member of and residing with an Island County employee may, nor may such person bid as an agent or allow an agent to bid on their behalf.

7. You will be mailed a 2021 tax statement sometime after February 14, 2021 for any parcels you purchase at the name and address as submitted to Bid4Assets. If you do not receive your tax statement, please contact our office at 360-678-7842.
8. The Island County Collections Deputy is authorized to execute all title-transfer related documents on the buyer's behalf.
9. 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.

I have received and agree to abide by the Island County Tax Foreclosure Auction Terms of Sale.