

**Nye County Treasurer
Sale of Real Property Disclaimer Statement For April 2022 Sale:**

Research and Inspect Thoroughly Before You Bid

It is the responsibility of prospective purchasers to do their own research, prior to the auction. It is your responsibility to perform due diligence on all parcels and make any independent investigation you deem necessary. You may contact Nye County departments/offices as part of your due diligence. The County's sole purpose for the sale is to recover the delinquent taxes.

***=Residence Included**

****=Personal Property NOT Included**

Properties are sold "AS IS"

- All properties are sold AS IS and all sales are final.
- The County makes no representations, guarantees or warranties regarding the physical condition or stability of any of the parcels being auctioned, the existence of hazardous materials on or under the surface of the parcels, the suitability of the property for the bidders' purposes or for any other purpose.
- The properties are being conveyed subject to existing covenants, conditions, restrictions, reservations, rights-of-ways, easements and any other possible encumbrances.
- The County is making no representations, guarantees or warranties regarding any liens or encumbrances that currently exist or may exist in the future on any parcels.

Important Disclaimer

The County of Nye is not liable for the failure of any device that is not owned, operated, and managed by the State or County, that prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, a computer network, a computer software application, and a computer Web site.

You must be at least 18 years old to bid

After the Property is Purchased:

Nye 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. Nye 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 Nye County Treasurer's Office at (775) 751-4200.