

TAX TITLE SALE
GRAYS HARBOR COUNTY
FRIDAY, SEPTEMBER 16, 2022

Therefore, notice is hereby given, that in accordance with an order set by the Grays Harbor County Commissioners, I, Kenneth Albert, The Treasurer of Grays Harbor County, will, on the 16th day of September, 2022, commencing at the hour of 9:00 a.m. PST sell to the public by online auction, to the highest bidder the legally described parcels of real property as listed at www.bid4assets.com/graysharbor.

QUALIFIED BIDDERS

Qualified bidders must register an account on www.bid4assets.com and submit a \$500.00 (plus a \$35.00 non-refundable processing fee) bid deposit by Monday September 12, 2022 at 1:00 pm (PST). All bidders must read and agree to the terms of this sale.

In accordance with Revised Code of Washington 84.64.080, no person who is a Grays Harbor County employee, or officer of Grays Harbor County, may bid at this sale, nor may such person bid as an agent or allow any agent to bid on their behalf.

SALE TERMS

All sales will be made by auction to the highest bidder. This is a sale for the full amount of the final bid plus other fees as described below. The auction will be conducted via Bid4Assets, www.bid4assets.com, internet website only. The auction will begin on Friday, September 16, 2022 starting at 9:00 AM (PST) and the auctions will close at the time shown on each auction item on Friday September 16, 2022. The Treasurer may withdraw any parcel from the auction at any time.

Bidders are legally and financially responsible for all parcels bid upon, whether representing oneself or acting as an agent. If any party is the successful bidder on multiple parcels, only payment in full for all parcels will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default resulting in the parcels being returned to Grays Harbor.

The party who defaulted will be deemed to be an unreliable bidder and beginning immediately will not be allowed to bid at any Grays Harbor County Tax Foreclosure sale, surplus sale, or tax title sale for a period of three (3) years. In addition, default bidders will forfeit their deposit.

Payment must be in the form of a wire transfer of immediately available funds. Wire instructions are available to successful bidders only through the Bid4Assets website.

Per RCW 36.35.150, any parcel not receiving a minimum bid will be returned to Grays Harbor County and can be sold on a first come first serve basis to the public for no less than the minimum bid established at auction, plus applicable fees for a period of 12 months after the close of the auction.

Grays Harbor County is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, networks, software applications or website.

FEES

In addition to the full amount bid at the auction, successful bidders will be responsible for payment of the following fees in order to process each purchase: 1) a deed preparation fee of \$15.00 2) a real estate excise tax processing fee of \$10.00 3) recording fees of \$203.50 for the first page and \$1.00 for any additional page of the deed and 4) \$35 per-parcel-won administrative fee will be added to the final sale price 5) a 10% Buyers Premium (minimum \$100.00) will be charged per parcel.

SALE DISCLAIMER

Prior to bid submittal, bidders should exercise due diligence and thoroughly research all properties upon which they intend to bid. A bid is an irrevocable offer to purchase property and once made, is a binding contract. 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 land use regulations. These parcels are offered for sale on an "AS IS" and "WHERE IS" basis. The Treasurer makes absolutely no representation or warranty with respect to the existence or non-existence of any adverse interest, encumbrance, condition, zoning, development restriction, ingress/egress or lien which may survive the sale under applicable law, whether known or unknown.

AFTER SALE PROCEDURE

Within 24 hours of 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. No changes will be made to the deed whether recorded or not. Any re-record will be at the expense of the purchaser. The Grays Harbor County Treasurer will issue Treasurer's Deeds within 30 days of this sale.

Title companies may not insure title to any parcel for a period of three years following the foreclosure auction.

REAL ESTATE TAX AFFIDAVIT

This form authorizes release of information and records retention in accordance with Real Estate Tax Sales and General Information and Taxability of Transfers. This form will be filled out on your behalf with information provided from you in Deed Wizard in conjunction with specific property information provided by Grays Harbor County.

The information requested pertains to RCW 82.45 & WAC 458-61A and is intended to report a transfer of a controlling interest in real property.

Successful bidders request the services of Grays Harbor County to complete the Real Estate Excise Tax Affidavit on their behalf. This authorization constitutes your authority to act as my (successful bidder) agent in completing this document.

Grays Harbor County Treasurer will be signing as the Seller/Grantor

Grays Harbor County Tax Title Coordinator will be signing on your behalf as the Buyer/Grantee

I, Buyer/Grantee, agree to indemnify, defend and hold Grays Harbor County and its departments, elected and appointed officials, employees, agents and volunteers harmless from and against any and all claims, damages, losses and expenses caused by any act or omission, negligent or otherwise arising out of efforts to handle this assignment except such as may be due to negligent or unlawful acts of Grays Harbor County or those representing or acting on its behalf.

By submitting a bid, you agree to the terms of sale as posted.