

# Purchaser's General Information and Disclosure Real Property

The following information is provided to the successful bidder of property purchased at the Pershing County Tax Collector Auction of Tax Defaulted Properties.

## **ALL SALES ARE FINAL AND PROPERTY IS SOLD "AS IS":**

The Pershing County Treasurer/Tax Collector conducts the sale of tax delinquent properties under the "Conveyances of Property held in trust by County Treasurer" pursuant to provisions of Nevada Revised Statute 361.595, and with the written approval of the Pershing County Board of Commissioners. The sale of these properties should not, in any way, be equated to real estate sales by licensed salespersons, brokers, or realtors. Pershing County is not liable for the failure of any device that is not owned, operated, and managed by the county, which 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. Pershing County assumes no liability for any possible liens, encumbrances or easements, recorded or not recorded.

## **TITLE COMPANIES:**

The Tax Collector does not provide the purchaser with a title insurance policy. Many title companies may not issue their policy of title insurance on a Tax Deed to the Purchaser for one year, unless a quiet title action has been successfully pursued in the courts, or quit claim deeds are acquired from the former owner and all lien holders. You are encouraged to consult with the title company of your selection.

## **SPECIAL ASSESSMENT AND BOND:**

If property you have purchased is encumbered with foreclosed or un-foreclosed street bond, irrigation assessment, income tax lien, etc., a Tax Deed to the Purchaser may or may not discharge these obligations. A Tax Deed to the Purchaser will not abolish easements constituting servitudes upon, or burdens to, the property. A complete investigation of all these encumbrances, and/or all liens should be made before bidding at the tax sale.

The Internal Revenue Service (IRS) has the option of redeeming after sale, up until 120 days, any property on which there is an IRS lien recorded. The IRS must pay the actual amount paid for the property by the purchaser plus 6% per annum interest from the date of the sale.

## **INSPECTION OF PROPERTY:**

Physical inspection of the property is recommended by the Tax Collector's Office prior to your purchase. Pershing County makes no guarantee, expressed or implied, relative to the title, location, or condition of the properties for sale, nor do we make any assurances that the improvements, which may be shown on the tax assessment roll, exist at the time of your purchase. Any personal property, such as mobile homes or equipment on the property, is not a part of the sale unless noted otherwise.

**PAYMENT:**

Successful bidders must pay in full within seventy-two hours (72) or three (3) business days of notification that he or she is the successful bidder. Payment options are outlined on the Internet website [www.bid4assets.com](http://www.bid4assets.com) and may include check, cashier's check, and a wire transfer. No financing is available. The Tax Collector will issue a deed to the successful bidder.

**TITLE TO PROPERTY PURCHASED:**

Generally, about thirty (30) days after the date of payment for the properties at auction, the Tax Collector will record the tax deeds. After recordation, deeds will be mailed pursuant to the successful bidders instructions.

You are notified of the provisions of NRS 361.590 as stated below;

NRS 361.590 Contents, recordation and effect of deeds to county treasurer as trustee after period of redemption; presumption of legality of proceedings.

1. If a property described in a certificate is not redeemed within the time allowed by law for its redemption, the tax receiver or his or her successor in office shall make to the county treasurer as trustee for the State and county a deed of the property, reciting in the deed substantially the matters contained in the certificate of sale or, in the case of a conveyance under NRS 361.604, the order of the board of county commissioners, and that no person has redeemed the property during the time allowed for its redemption.

2. The deed must be recorded in the office of the county recorder within 30 days after the date of expiration of the period of redemption.

3. All such deeds are, except as against actual fraud, conclusive evidence that:

- (a) The property was assessed as required by law.
- (b) The property was equalized as required by law.
- (c) The taxes were levied in accordance with law.
- (d) The taxes were not paid.
- (e) At a proper time and place a certificate of delinquency was filed as prescribed by law, and by the proper officer.
- (f) The property was not redeemed.
- (g) The person who executed the deed was the proper officer.

4. Such deeds are, except as against actual fraud, conclusive evidence of the regularity of all other proceedings, from the assessment by the county assessor to the execution of the deed.

5. Except as otherwise provided by specific statute, the deed conveys to the county treasurer as trustee for the State and county the property described therein, free of all encumbrances, except any easements of record for public utility purposes, any lien for taxes or assessments by any irrigation or other district for irrigation or other district purposes, and any interest and penalties on the property, except when the land is owned by the United States or this State, in which case it is prima facie evidence of the right of possession accrued as of the date of the deed to the purchaser, but without prejudice to the lien for other taxes or assessments or the claim of any such district for interest or penalties.

6. No tax assessed upon any property, or sale therefor, may be held invalid by any court of this State on account of:

- (a) Any irregularity in any assessment;
- (b) Any assessment or tax roll not having been made or proceeding had within the time required by law; or
- (c) Any other irregularity, informality, omission, mistake or want of any matter of form

or substance in any proceedings which the Legislature might have dispensed with in the first place if it had seen fit so to do, and that does not affect the substantial property rights of persons whose property is taxed.

All such proceedings in assessing and levying taxes, and in the sale and conveyance therefore, must be presumed by all the courts of this State to be legal until the contrary is shown affirmatively.

**IT IS YOUR RESPONSIBILITY TO INVESTIGATE THOROUGHLY THE PROPERTY  
PRIOR TO YOUR PURCHASE.**