

OFFICE OF CLALLAM COUNTY TREASURER  
CLALLAM COUNTY, WASHINGTON  
TAX FORECLOSURE SALE, December 7, 2007

TERMS OF SALE

1. The opening bid as announced by the auctioneer includes all unpaid general real property taxes, all personal property taxes which have been certified to real property, all delinquent compensating use taxes, all special taxes (but Not Special Assessments); in the case of the delinquent RID assessments the installments are to be brought current, interest to and including December 8, 2006, penalties and foreclosure costs. Properties are sold subject to special assessments and Federal tax liens, if any and any other liens as may be announced when the parcel is up for bid.
2. Bids, except the opening bid, must be made in increments of NO LESS THAN \$10.00 in even dollar amounts.
3. The sale will be made by auction to the highest and best bidder for cash. This is a cash sale for the full amount of the final bid plus other fees described in paragraph 7 below. Cash, certified or cashier's checks and money orders will be accepted and bidder must pay in full at the time of the successful bid.
4. If a winning bid is accepted and bidder defaults by not rendering payment before the completion of the next sale, the parcel shall be immediately rebid. Rebidding shall start at the original minimum bid. A bidder defaulting more than once shall be excluded from further bidding on any parcel at this auction.
5. Any certified check, cashier's check or money order which is returned as non-negotiable by any financial institution for any reason whatsoever shall cause the sale of the subject parcel to be null and void. The property or properties shall be sold at a later date to be determined by Clallam County.
6. The sale of each parcel shall be considered final and closed upon acceptance of the winning bid. Unsold properties will be offered a second time at 11:00 a.m. in the Treasurer's office lobby today and if there are again no bids, the property will be sold to Clallam County, as tax title property.
7. The successful bidder will be responsible for payment to Clallam County of \$40.00, plus a \$1.00 for each additional page of recording for the deed and recording fees. The payment for the deed and recording fees must be made at the same time as payment of the amount of the final bid price. A receipt for payment of the bid price and fees for the deed and recording is given at the time of payment.
8. If you are a successful, a Tax Deed will be issued for the parcel within fifteen (15) days and forwarded to the Clallam County Auditor for recording, subject to the provisions of paragraph 5 above. If you are the successful bidder, your name and address as given to us for issuance of the Tax Deed will be available by law as public record. Because of the volume of paperwork which

needs to be accomplished following the auction, we will not be able to make records from the foreclosure sale available for inspection by the public until December 28, 2007.

9. We will announce that title to certain parcels may be encumbered by a Federal Tax Lien (Internal Revenue Service) if that fact was reported to us by Land Title Company. Said announcement will be made prior to the bidding on any parcel to which this applies. Whether we make such an announcement or not, parcels are sold subject to any Internal Revenue Service liens with which they are presently encumbered.

10. No County Employee or officer, or person who is an immediate family member of and residing with a County employee, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.

11. No one claiming any right, title, interest or estate in the property may redeem at this time or hereafter; EXCEPT, the real property of any minor or incompetent person may be redeemed at any time within three years after the date of the Tax Deed. The record owner of the property is the person who held title on the date of issuance of the certificate of delinquency. Assignments of interests, deeds, or other documents executed or recorded after filing the certificate of delinquency, September 26, 2007, shall not affect the payment of excess funds to the record owner. RCW 84.64.080.

12. 2008 first half taxes are due on April 30, 2008. You will be mailed a current 2008 tax statement in mid-February, 2008 for any parcels you purchase at the name and address provided for the Tax Deed in paragraph 9 above. If you have not received a 2008 statement by March 15, 2008, contact our office directly at 417-2344.

**PLEASE NOTE:**

**The parcels are offered on a "where as" and "as is" basis, and the County makes no representation or 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. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in the Covenants, Rights, and Restrictions of certain plats, as well as in zoning and other land use controls. Certain parcels may be wetlands, or may be designated as "Open Space", "Open Area," "permanent Open Area," "Common Area," or similar designations, and are therefore subject to restrictions which include, but are not limited to, prohibitions on placing improvements on such parcels. IT SHALL BE THE BUYER'S RESPONSIBILITY TO MAKE THIS DETERMINATION FOR USABILITY AND FITNESS FOR ANY INTENDED USE.**

I have read and understand the aforementioned Terms of Sale and will accept the terms.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name