

GENERAL TERMS OF SALE

ADDITIONAL CONDITIONS FOR SALE OF 886276 E. BLUE BONNETT STREET, MAMMOTH, PINAL COUNTY, AZ, 85718

CONDITION OF ASSETS

THE UNITED STATES MARSHALS SERVICE OFFERS THESE ASSETS FOR SALE **AS IS** WITH NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE VALUE OF THE PROPERTY. NO REPRESENTATION IS MADE AS TO THE ZONING OF THE PROPERTY, OR TO THE PROPERTY'S ACCESSIBILITY TO COUNTY-MAINTAINED ROADS, SEWAGE, POWER, OR PUBLIC SERVICES. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE SOIL OR EARTH CONDITIONS ON THE PROPERTY. BIDDERS ARE ENCOURAGED TO CAREFULLY REVIEW APPLICABLE LAWS, INCLUDING CITY AND COUNTY ZONING MEASURES BEFORE BIDDING.

SALES ARE SUBJECT TO ANY ENCUMBRANCE OR INTEREST WITH PRIORITY OVER THE UNITED STATES' LIEN INTEREST. BIDDERS ARE ALSO ENCOURAGED TO OBTAIN A TITLE REPORT FOR THE PROPERTY SO THEY UNDERSTAND WHETHER THERE ARE ANY ENCUMBRANCES OR INTERESTS SENIOR TO THE UNITED STATES' INTEREST.

Waiver, Informalities, Irregularities, and Rejection of Bids

The Government may, at its discretion, waive any minor informality or irregularity in bids received and reject any and all bids or portions thereof.

Description of Assets

The description of the Assets set forth in the documents accompanying this Bid Package is believed to be correct, but any error or omission shall not constitute grounds or reason for non-performance of the contract of sale, or claim by Purchaser for allowance, refund, or deduction from the purchase price.

Financing

The Purchaser will be responsible for obtaining any financing that he/she will need to satisfy the Contract for Sale. Payment in full (the United States Marshals Service will not accept partial payments) should be in the form of a certified check to the United States Marshals Service.

Tender of Payment and Delivery of Instrument

YOUR WINNING BID IS A CONTRACT. Upon the close of the auction, the successful Bidder has 60 calendar days to complete the transaction by certified check United States Marshals Service. Failure to close within the time period indicated will result in the termination of the Purchase Agreement. The U.S. Marshals Service then has the option to sell to the next highest Bidder. Upon such tender being made by the successful Bidder, the Government shall deliver to the successful Bidder the instrument, or instruments, immediately and the Bidder may take actual physical possession of the property.

Documentary Stamps and Cost of Recording

The successful Bidder shall pay all taxes imposed on the transaction and shall obtain, at the Bidder's own expense, and affix to all instruments and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments and security documents shall be placed on record in the manner prescribed by local recording statutes at the successful Bidder's expense.

Government Employees not Benefitting

No employee of the United States Department of Justice shall be entitled to any share or part of the Contract of Sale or to any benefit that may arise therefrom.