

**KITSAP COUNTY TREASURER**  
**TAX TITLE SALE**  
**Terms of Sale**

In accordance with Washington State law, real property pursuant to the Resolution and Order of Sale signed by the Kitsap County Board of County Commissioners is being sold.

**Auction-**All sales will be made by auction to the highest bidder. The auction will be conducted via [www.Bid4Assets.com](http://www.Bid4Assets.com) only. The auction will begin on Monday, November 20, 2017 at 11:00 a.m. ET (8:00 a.m. PT) and the auction will close at 1:00 p.m. ET (10:00 a.m. PT). The auction may continue on any parcels unsold, until each parcel is sold or the Treasurer determines no bids were received. The Treasurer may withdraw any property from the sale at any time. All sales are final. There are no refunds.

**Bidding-**A bid is an irrevocable offer to purchase property and once made, is a binding contract. A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent. Kitsap County retains the right to reject any and all bids for any reason; may withdraw any property from the auction at any time before or during the sale; and reserves the right to cancel the sale of a property at any time prior to the issuance of the tax deed.

Kitsap 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; computers and other equipment to access internet, hardware, networks, software applications, and websites.

**Payment-**Unless otherwise noted, payment in full by wire transfer or cashier's check will be required by 4:00 p.m. ET (1:00 p.m. PT), November 22, 2017, two (2) business days after the sale closes. Payment must be made to Bid4Assets and a \$35 processing fee may be required in addition to the winning bid. No personal checks or credit card payments will be accepted. Payments in excess of the total purchase price will be refunded by the county via mail within 45 days. To ensure that a cashier's check payment is received timely, please employ a reliable delivery service. If payment policy is not adhered to, the successful bidder will be considered in default, the entire Bid Deposit will be forfeited to the Kitsap County Treasurer, and the successful bidder may be banned from future sales. The Kitsap County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

**County as Bidder-**If no one bids the minimum bid amount on any property, at the close of the auction that property shall become the trust property of Kitsap County.

**Properties are sold "AS IS"**- The parcels are offered on a "where is" and "as is" basis, and the County makes no representation of 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. Also easements within, over and across the described property for the construction, maintenance and repair of public utilities that heretofore where authorized and/or are physically located on any portion of the

described property. The successful bidder must sign a Covenant to the Deed stating that the parcel does not constitute a separate building lot.

**Possession of Property**-The successful bidder may take possession of the property after the payment has been received and the Treasurer's Deed has been recorded. The County Treasurer has 30 days from the **end of the tax title sale** to record and mail the Treasurer's Deed to the successful bidder.

**TERMS OF SALES ARE SUBJECT TO MODIFICATION. BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE AS POSTED AT THE TIME THE BID IS SUBMITTED.**