THURSTON COUNTY TREASURER
Tax-Title
Terms of the Sale

In accordance with Washington State law and Thurston County Code, Tax-Title real property is being sold pursuant to Thurston County Board of County Commissioner's approval.

A single bid deposit of $1,000.00 (plus a $35.00 processing fee) will be required to bid on properties offered for sale. The winning bidder will also be charged a $35.00 additional processing fee. **If you are the successful bidder, and you fail to submit any balance due on your auction purchase or purchases per these terms of sale, you will forfeit your deposit, processing fee, and you will not become the owner of any of the subject property or properties. And be banned from future auctions.** Deposit instructions will be posted on our Bid4assets Storefront and on each property auction page. **Deposits must be completed and received approximately one week prior to the start of the auction.** Contact Bid4Assets for instructions and questions pertaining to deposits and registration.

The winning bidder also agrees to pay a buyer's premium of 5% in addition to the winning bid amount.

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets Internet website only. A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.

- The auction will begin on Monday, February 24, 2025, 2021 at 8 AM PST and the bidding will close on Tuesday, February 25, 2025, starting at 11 AM PST.
- By Wednesday, February 26, 2025, successful bidders must complete the deed wizard information. **Failure to complete the Bid4Assets deed wizard 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 once recorded.**
- Thursday, February 27, 2025, funds must be received by Bid4assets via wire, or mail. All payments must be in the form of cashier's check, or wire.
    - Wire & payment instructions will be emailed to the winning bidders by Bid4Assets. If you choose to wire funds, they must be sent by 4:00 PM EST in order to be received timely.
    - Refer to property number and Auction ID on all payments.

Per RCW the 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; computers and other equipment to access internet, hardware, networks, software applications, and web sites.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the Tax-Title Deed, or close the auction at any time.

A bid is an irrevocable offer to purchase property. The Thurston County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any nonpaying bidder may be banned from future auctions.

All fees to complete and record the deed are included in the minimum bid amount. A Treasurer's Tax-Title Deed will be issued within thirty days of the close of the auction.

Title companies may not insure tax-title sold properties. A quiet title process may be obtained through the courts.

Washington State law prohibits county officers and employees from directly or indirectly purchasing property at this sale.

Per RCW, properties are sold "AS IS" Research and Inspect Thoroughly Prior to Bid

Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction **prior** to the sale. The County Treasurer makes no warranty, either expressed or implied, relative to the usability, location, property lines, or topography.

All properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. The Treasurer is not responsible for surveying, identifying or locating property boundaries for buyers.

The Treasurer’s Office makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as “Open Space”, “Open Areas”, “Common Space”, “Common Areas”, “Drainage”, “Private Roadway”, or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer’s responsibility to make a determination whether the property is restricted in any manner.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the Tax-Title Deed has been recorded. The County Treasurer has 30 days from the **end of the sale** to record and mail the Tax-Title Deed to the successful bidder.

Thurston County does not issue Tax Lien Certificates, as Washington State is not a Tax Lien state.

TERMS OF SALES ARE SUBJECT TO MODIFICATION

BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE AS POSTED AT THE TIME BID IS SUBMITTED.

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS.