

WHATCOM COUNTY TREASURER'S TAX FORECLOSURE SALE TERMS AND CONDITIONS

1. As per RCW 84.64.080, the opening bid, as announced, includes all unpaid real property taxes, interest and penalties, all personal property taxes which have been certified for collection to real property, all delinquent compensating use taxes and may include other special assessments or taxes.
2. Bids must be made in increments of \$100, or more.
3. This is a cash sale made by auction to the highest and best bidder, for the full amount of the final bid, plus other fees described in paragraph 7. **Only cash, cashier's checks and money orders made payable to the Whatcom County Treasurer will be accepted.** We will not accept personal or business checks.
4. The sale of each parcel will be considered final and closed upon acceptance of the winning bid. All parcels with no bid will be announced as sold to Whatcom County. All no bid parcels will be offered once more at the end of the sale.
5. Each sale will be consummated and full amount paid before bidding continues. If payment is not tendered, the parcel will be re-auctioned at the minimum bid. A successful bidder who does not tender payment will be excluded from bidding on any other parcel at this auction.
6. Any cashier's check or money order returned as non-negotiable by a financial institution for any reason will cause the sale of the subject parcel to be void.
7. The successful bidder will be responsible for payment to Whatcom County for current fees per parcel for deed, excise, recording fees and mailing fees. These fees must be paid while making payment of the final bid price.
8. Any proceeds from the sale in excess of the minimum bid will be held by the County Treasurer for up to three (3) years from the date of this sale. Upon application, the excess shall be distributed to the record owner of the property at the time of filing the Certificate of Delinquency, following payments per RCW 84.64.080.
9. **Chapter 84.64 RCW of the Tax Foreclosure statute does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. This is a "BUYER BEWARE" sale. The parcels are offered on a "where is" and "as is" basis. The County makes no representation of warranty, express or implied, nor any guarantee of warranty, express or implied, as to the condition of title of any property, the physical condition of any property, its address or its fitness for any use or purpose. These terms and conditions shall serve as actual notice, under RCW 58.17.210, to all purchasers and transferees that any real properties in this sale, divided in violation of local and state regulations, are ineligible for development permits unless otherwise determined by Whatcom County.**
10. We further advise bidders 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.
11. If you are a successful bidder, we will issue a Tax Deed for the parcel within 60 days and forward it to the Whatcom County Auditor's Office for recording.
12. No County employee or officer, either directly or indirectly, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.
13. No one claiming any right, title, interest or estate in the property may redeem on the day of sale or thereafter; EXCEPT, the real property of any minor or person adjudicated as legally incompetent may be redeemed any time within 3 years after the date of the Tax Deed.
14. The Treasurer is authorized to execute all title-transfer related documents on the buyer's behalf.