

TERMS AND CONDITIONS
GRAYS HARBOR COUNTY, WA
TAX TITLE SALE
MONDAY, SEPTEMBER 15TH, 2025

Notice is hereby given, that in accordance with the Bid4Assets Professional Services Agreement approved by the Grays Harbor County Board of County Commissioners on August 14th, 2019, Shawn D. Hill, Treasurer of Grays Harbor County will on **September 15th, 2025 beginning at 9:00am PST**, sell to the public by on-line auction, to the highest and best bidder, the legally described parcels of real property as listed on the Bid4Assets website at <http://www.bid4assets.com/graysharbor>.

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, expressed or implied, nor any guarantee of warranty, expressed or implied, as to the condition of title of any property nor the physical condition of any property or its fitness for any use or purpose. The County does not guarantee that all properties are buildable. It is the buyer's responsibility to research and determine whether parcels are subject to liens that were not extinguished by the Treasurer's foreclosure sale. Properties listed for auction may currently be occupied and/or subject to unlawful nuisance abatement requirements. Buyer assumes full responsibility for following legal eviction or abatement procedures in accordance with state and local law. Grays Harbor County assumes no responsibility for occupants that are uncooperative in vacating or cleaning the property.

Bidders are urged to perform property research and due diligence prior to bid submittal. **A bid is an irrevocable offer to purchase property and once made, is a binding contract.** The Bidder is solely responsible to determine the extent, if any, to which the property they are bidding on will or may be subject to liens. Prospective bidders are urged to examine the title, view the location and research the desirability of the properties available to their own satisfaction prior to the sale. The County Treasurer makes no warranty, either expressed or implied, to the title, the usability, location, property lines or topography of the properties listed. Bidders are further advised that certain properties may be subject to easements or use restrictions. Recorded easements are not extinguished by a tax sale. The property address where listed is not from a verified source. Therefore, the address may, or may not be correct.

We 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. We further advise bidders that certain utilities such as water, sewer, and electrical liens, with right of access thereto, may be present on these properties.

Grays Harbor 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, phones, tablets and other equipment to access internet, hardware, networks, software applications, and web sites.

Per RCW 84.64.080, no person who is a Grays Harbor County employee or officer, may bid at this sale nor may such person bid as an agent or allow any agent to bid on their behalf.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time or close the auction at any time.

SALE PROCEDURE:

All sales will be made by auction to the highest bidder. The sale is for the full amount of the final bid, plus other fees as outlined in the subsection titled "Fees". The auction will only be conducted on-line via Bid4Assets at the internet website www.bid4assets.com. The auction will begin on Monday, September 15, 2025 at 9:00am PST and the auction will close at the time shown on each auction item on Monday September 15, 2025. Bid deposits must be received by Bid4Assets by Tuesday, September 9, 2025. Contact Bid4Assets for instructions and questions pertaining to deposits.

Final payments must be received by Bid4Assets within 48 hours after the conclusion of the sale. Funds must be in the form of cashier's check or wire. Instructions are available to successful bidders only through Bid4Assets website.

Bidders are legally and financially responsible for all parcels bid upon, whether representing oneself or acting as an agent. If any party is the successful bidder on multiple parcels, only payment in full for all parcels will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default resulting in the parcels being returned to Grays Harbor County. Defaulting bidders will be banned from future sales for a period of 3 years. In addition, default bidders will forfeit their deposit. Grays Harbor County reserves the right to pursue all available legal remedies against a non-paying bidder.

Per RCW 36.35.150, any parcel not receiving minimum bid will continue to be held in trust by Grays Harbor County and can be sold on a first come, first serve basis to the public for no less than the minimum bid established at auction, plus applicable fees for a period of 12 months after the close of the auction.

The county makes no guarantees that a title company will or will not issue insurance for properties sold in this sale.

DEED PREPARATION:

Within 24 hours after the sale, successful bidders must complete the Bid4Assets deed wizard information. Failure to do so 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, whether recorded or not, if the information provided to Bid4Assets is wrong. It will be the successful bidder's responsibility to change title, after the County Treasurer's Deed is recorded.

A County Treasurer's Deed will be issued to the successful bidder within 45 days after the sale and forwarded to the Grays Harbor County Auditor's Office for recording.

REAL ESTATE TAX AFFIDAVIT:

This form authorizes release of information and records retention in accordance with Real Estate Tax Sales and General Information and Taxability of Transfers. This form will be filled out on the buyer's behalf with information provided from the buyer in Deed Wizard in conjunction with specific property information provided by Grays Harbor County. The information requested pertains to RCW 82.45 and WAC 458-61A and is intended to report a transfer of a controlling interest in real property.

Grays Harbor County will complete the Real Estate Excise Tax Affidavit on behalf of successful bidders. This authorization provides consent to Grays Harbor County to act as agent for the successful bidder in completing this document.

Grays Harbor County Treasurer will be signing on behalf of the Seller/Grantor and the Grays Harbor County Tax Title Coordinator will be signing on behalf of the Buyer/Grantee based upon the following acknowledgment:

"I, Buyer/Grantee, agree to indemnify, defend and hold Grays Harbor County and its departments, elected and appointed officials, employees, agents and volunteers harmless from and against any and all claims, damages, losses and expenses caused by any act or omission, negligent or otherwise arising out of efforts to handle this assignment except such as may be due to negligent or unlawful acts of Grays Harbor County or those representing or acting on its behalf."

FEES:

A bid deposit of \$500.00 (plus a \$35.00 non-refundable processing fee) will be required to bid on any and all properties offered for sale.

In addition to the full amount bid at the auction, successful bidders will be responsible for payment of the following fees in order to process each purchase: a deed preparation fee of \$15.00, a real estate excise tax processing fee of \$10.00, recording fees of \$303.50 for the first page and \$1.00 for any additional page of the deed (subject to change if Washington State Law changes), a \$35.00 per-parcel-won administrative fee will be added to the final sale price, and a 10% Buyers Premium (minimum \$100.00) will be charged per parcel.

**TERMS & CONDITIONS ARE SUBJECT TO MODIFICATION PRIOR TO THE
COMMENCEMENT OF THE SALE.**

**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 NO REFUNDS.