



OPENING STATEMENT AND TERMS OF SALE

FOR SURPLUS PROPERTY

PENNY CREEK PIT

July 30, 2019

On behalf of the Jefferson County Treasurer's Office and the Board of County Commissioners, we are about to sell surplus county property as published in the Port Townsend Leader on July 3 and 10, 2019. This property was declared surplus pursuant to the Washington State Law 36.34 and the Board of County Commissioners' adoption of Resolution 51-18. The property for sale is commonly described as Penny Creek Pit in Quilcene, WA, APN 702232002, and partially described as follows:

The Southwest quarter of the Northwest quarter of Section 23, Township 27 North, Range 2 West, W.M. EXCEPT 30' wide strip along the East side of a portion thereof conveyed to Jefferson County by deed dated February 3, 1930 and recorded in volume 98 of Deeds on page 171, and EXCEPT portion conveyed to the State of Washington for State Highway by deed dated April 24, 1935 and recorded under Auditor's File No. 74051, and EXCEPT 60' wide strip of land conveyed to Jefferson County for county road (old state highway) by instrument recorded May 10, 1909 in Volume 1 of Road Waivers on page 4a records of Jefferson County. EXCEPTING there from that portion of premise lying southeasterly margin of State Road No. 9. Situate in the County of Jefferson, State of Washington.

A Minimum Bid of \$375,000.00 has been set by the Board of County Commissioners.

Qualified Bidders Qualified bidders must obtain a bidder number from the Jefferson County Treasurer prior to bidding at this sale between 9:00 am and 9:45 am the day of the sale. To obtain a Bidder Number individuals must:

- Complete an application for bidder number,
- Read the terms of this sale and agree to abide by the terms of this sale by signing the agreement on the last page of this sale booklet, and
- Post a bid deposit of 10% of the minimum bid in the amount of \$37,500.00 with the Jefferson County Treasurer in the form of a cashier's check or money order (payable to the Jefferson County Treasurer).

Any person who is a County employee, spouse of a County employee or officer of the County, may not bid at this sale, nor may such person bid as an agent or allow any agent to bid on their behalf.

Terms of the Sale All sales will be made by auction to the highest and best bidder, for cash, cashier check or money order. Bids will be increased in increments of no less than \$1,000.00. No personal checks, business checks or credit/debit cards will be accepted, and there is no financing available through Jefferson County.

If, at the conclusion of bidding on a particular parcel, the highest bidder does not have the exact amount of the bid, such bidder will be allowed time to obtain it and to pay such amount prior to or at the time of the sale of the last parcel listed on the Minimum Bid Sheet. All successful bidders will have no more than 60 minutes from the end of the sale to obtain the amount of their successful bid. In the event that a Cashier's Check is presented for more than the bid, the Jefferson County Treasurer will refund the purchaser in two weeks. At the end of the 60 minutes, if payment is not then made, in the Jefferson County Treasurer's Office, the bid will be deemed rejected, the bidding on that parcel will be reopened, the defaulting bidder will be excluded from the bidding, and bid deposit of \$37,500 will be forfeited.

The Treasurer's Tax Deed will be issued within thirty (30) days of this sale. This parcel is offered for sale "where is" and "as is" without any representation or warranty, expressed or implied. The sale of this property may be subject to certain easements, special assessment liens, and competing Federal liens or other liens, which may not be extinguished by the sale. County surplus properties are sold "where is and as is" without any representation or warranty, expressed or implied. All sales are final.

We would like you, as a potential buyer, to be aware that any parcel of property could have environmental issues. We encourage all potential buyers to research all parcels fully. No person who is a 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.

Excess Proceeds Any proceeds from any sale in excess of the costs incurred will be returned to the fund that purchased the property.

County as Bidder If no other bidder bids the minimum bid amount on this parcel, this parcel shall remain county property.

Name and Address of Deed If you are the successful bidder on any parcel, please list your name, address, and zip code exactly as it should appear on your receipt and your deed. Please come forward and get your receipt from us at that time.

Successful Bidder The successful bidder needs to come forward and receive the proper paperwork from my assistant for the correct amount needed for redemption. There is a \$104.50 dollar fee* for processing the document which is not reflected in the minimum bid. \$10.00 for excise and \$5.00 processing fee. *Note: Fees are set by the Department of Revenue. Current fees apply at time of recording.

Real Estate Excise Tax Affidavits and Surplus County Property Deeds Required:

Upon payment of the balance due, the County will complete a Real Estate Excise Tax Affidavit which must be signed by the purchaser. Upon completion of the Real Estate Excise Tax Affidavit, the County will execute and record a deed to the property, without warranties, and cause such deed to be forwarded to the Purchaser's address within thirty days.

Unsuccessful Bidders Bid Deposits will be returned to unsuccessful bidders following the conclusion of the sale after the successful bidder has returned with payment in full.