

BIDDING INSTRUCTIONS
DOUGLAS COUNTY - SALE OF REAL ESTATE
Parcel A: TPN 11101300100 and Parcel B: TPN 11101300500

A. AUCTION

The Douglas County Treasurer shall auction the following real estate located at Waterville, Douglas County, Washington, and legally described as follows:

Parcel A: Lot 1, Block 13, Green's 1st Addition, T25N, R22E, Sec. 21, WM, records of the Douglas County Auditor; TPN 11101300100.

Parcel B: Legal – Lot 5 and Lot 6, Block. 13, Green's 1st Addition, located in T25N, R22E, Sec. 21, WM, records of Douglas County Auditor; TPN 11101300500.

The reserve price for Parcel A is \$1,000. The reserve price for Parcel B is \$2,000. Bidding will start at the reserve price for each parcel.

C. PAYMENT AND CLOSING

Payment in the form of certified check or cashier's check, or cash, in the amount of bid price shall be paid to the Douglas County Treasurer within four (4) hours after the auction is closed. If payment is not received within four (4) hours, the apparent successful bidder shall be deemed in default and the Douglas County Treasurer shall sell the real estate to the next highest bidder.

A Statutory Warranty Deed shall be executed by Douglas County conveying title to the purchaser, subject only to easements, restrictions and reservations apparent and of record. Douglas County will not provide title insurance. Douglas County will arrange for recording. The bidder shall pay all closing costs, including real estate excise taxes, if any are due, and recording fees.

THIS IS NOT A TAX FORECLOSURE SALE. THIS IS A SALE OF SURPLUS REAL ESTATE.