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Washington County- Surplus Real Estate- NY #34748

Auction Opens: Fri, Oct 6 12:00pm ET

Auction Closes: Fri, Oct 20 10:00am ET

| Lot | Title |
|-------|------------------------------------|
| 0000A | You Cannot Place Bids Until... |
| 0000B | Test Bidding Here |
| 0000C | Auction Terms & Conditions |
| 0001 | 41 Church St., Granville, NY 12832 |

Washington County, New York

RULES FOR PURCHASE OF PARCELS AT REAL PROPERTY AUCTION

ONLINE AUCTION SALE ONLY at: </auction/washington-county-surplus-real-estate-ny-34748-34748>/register>www.auctionsinternational.com>

BIDDER REGISTRATION: online at www.auctionsinternational.com

GENERAL INFORMATION:

Washington County is offering a parcel of property for sale at a public auction.

The parcel to be sold is currently County-Owned.

The County makes no promises or statement of fact about any parcel which is being offered for sale. No County employee or agent has any authority to make any promises or representations of any nature concerning any parcel. It is the responsibility of each prospective purchaser to investigate any and all aspects of the status of each parcel which he or she may desire to purchase. Prior to purchase, the prospective purchaser should have conducted any investigations he or she may deem necessary such as (but not limited to):

a. The status of the title and description of the property; b. The existence of any liens, encumbrances or easements affecting the property; c. The effect, if any, of any local laws, ordinances, Agricultural District, Adirondack Park Agency, or Department of Environmental Conservation regulations and/or conditions which may affect the premises such as: i. zoning; ii. subdivision regulations; iii. sewerage or the presence of any possible toxic or harmful wastes; iv. water; v. any and all other matters pertaining to public health; presence and/or location of underground storage tanks (UST) or above ground storage tanks (AGT).

Together with other matters as the prospective purchaser deems appropriate. Washington County makes no representations as to the environmental condition or zoning compliance of the properties and recommends that prospective purchasers conduct a phase 1 site investigation before bidding. Washington County DOES NOT offer public inspection of these properties.

Washington County will not grant access to the buildings located on the premises for any purpose. The successful bidders shall have no right to inspection prior to recording of deed, as all properties are sold ?as is? as of the date of recording the title.

Washington County can only sell real property that has been assessed; no personal property is included in the sale.

Washington County will provide a quit-claim deed to each parcel.

Washington County shall in no event be or become liable for any defects in or encumbrances of liens on the title hereby conveyed for any cause whatsoever. No claim or demand of any nature that arises from this sale or any of the proceedings leading hereto shall ever be made against the County or the County Treasurer.

Washington County will not provide an abstract of title or title insurance and does not warrant that the title is insurable.

Successful bidders are encouraged to contact the Washington County Real Property Tax Office in regard to tax bill information and the timing of said bills.

Successful bidders also assume responsibility for evicting occupants, if any.

Any assessment information provided is for the convenience of a potential bidder. Neither the County nor Auctions International does not warrant that it is free from clerical error. All information should be checked against the official assessment rolls available in the Washington County Real Property Tax Department.

Purchasers understand that no testing has been done, unless expressly disclosed, by the County of

Washington regarding lead paint and agree to take the property ?as is? without further testing. If the property to be purchased lies wholly or partially within an agricultural district, Buyer further acknowledges receipt of the following notice: It is the policy of this state and community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire may or may not lie partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust, and odors.

TERMS OF PUBLIC AUCTION SALE ARE AS FOLLOWS:

BIDDER REGISTRATION: Download the ?Online Bidder Registration Packet? by visiting the following webpage, www.auctionsinternational.com or www.WashCoAuction.com

Complete all required information areas where indicated by printing, signing legibly, and returning all originals to the office of the auctioneer by Wednesday, October 18th at 4pm.. NO EXCEPTIONS.

If the Auctioneer does not receive these documents by the date indicated, you will NOT be able to bid. In addition to the Bidder Registration Packet, all interested bidders will be required to create an online bidder account at the following webpage, <https://www.auctionsinternational.com/register>.

Once the Auctioneer receives your completed bidder registration packet, it will be reviewed for completeness. Only then, will your online bidding account be given bidding privileges to the Washington County auction.

PAYMENT TERMS: Bidder shall be responsible for the payment of a BUYER'S PREMIUM representing 6% of the accepted high bid price in addition to the accepted high bid price, recording and filing fees imposed by the County Clerk.

DEPOSIT PAYMENT DUE: Bidders must note on their bidder registration packet which deposit payment method they will be electing to utilize: Debit/Credit Card OR Cash/Certified Check at the County Treasurer's Office. Each successful bidder shall give a deposit of Twenty Percent (20%) of the high bid price PLUS the 6% buyer's premium.

Credit/Debit Card Deposit payments: can/will be collected immediately on the day of the auction closing, as each property closes. Any payments made with a Credit/Debit Card will incur an additional 4% ?processing/convenience? fee calculated on the total amount charged to the card.

Credit/Debit Card Deposit Payment Example:

High Bid: \$10,000.00 20% Deposit: \$2,000.00 6% Buyer's Premium: \$600 CC Fee: \$104.00 (\$2,000 + \$600) X 4% Total amount ran on CC: \$2,704.00

Cash/Certified Check payment: Bidders who elect to make their deposit payment directly to the County Treasurer's Office can do so between Monday October 23rd and Wednesday October 25th NO EXCEPTIONS!

No personal or business checks will be accepted! PLEASE PLAN ACCORDINGLY!

FINAL BALANCE:

Successful bidders shall be required to pay the balance of the purchase price and all applicable recording fees within Thirty (30) days of receipt of the notification from the County that their bid was accepted.

This notice shall be sent to the successful bidder via certified mail.

All sales are conditioned upon and subject to the express approval by resolution of the County Board of Supervisors. If the highest bidder fails to fulfill their obligation, the second bidder shall be notified and be given the opportunity to tender the high bid price to the County.

If the second highest bidder fails to tender the high bid price, then the parcel shall be placed on a leftover bid list.

In the event that the records of the Washington County Treasurer indicate that any successful bidder owes taxes on any Real Property in Washington County at the time of the acceptance of their bid, that bid will be rejected, and the deposit will be forfeited to the County. In addition, no transfer or assignment to such

a person will be made by the County.

If the purchaser shall fail to pay the balance of such purchase price and all applicable recording and filing fees within the thirty (30) day period described above, the bid deposit shall be forfeited and shall be retained by the County. Any person who fails to complete a purchase may be disqualified from participating in future County tax auctions as a non-responsible bidder for a period of no less than five (5) years as determined by the County Treasurer. All employees and immediate families (spouse, parent, stepparent, child, stepchild, or household member) of the auctioneers? service and the following County offices are forbidden to purchase properties at tax auction: Treasurer?s Office, County Attorney?s Office, Real Property Tax Office, County Administrator?s Office, and the Clerk of the Board?s Office, as well as the Board of Supervisors and their immediate families.

All bids shall be subject to final approval by the Washington County Board of Supervisors. Washington County reserves the right to reject any and all bids at their sole discretion, for any reason whatsoever. The contents of the tax sale list are subject to change.

Buyer's Premium: There is a 6% Buyer's Premium in effect for this auction.

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