

JEFFERSON COUNTY TREASURER'S SURPLUS PROPERTY SALE TERMS AND CONDITIONS

1. The Surplus Property auction for the Penny Creek Pit Property (Jefferson County Tax Parcel 702232002) will be held only online at www.GovDeals.com. Bidding opens at 9:00am PST (12pm EST) on Wednesday, August 6, 2025. Closing time will begin at 9:00am PST (12pm EST) on Friday, August 8, 2025, as indicated on the GovDeals website. The auction may continue until the property is sold, or it is determined no bids were received.

The Treasurer may withdraw the property from the sale at any time.

2. The minimum bid is \$375,000.00.

3. In order to participate in the online auction, you must register to bid at www.GovDeals.com no later than Tuesday, July 29, 2025. A single bid deposit of \$5,000, plus a non-refundable \$25 processing fee, is required to bid on properties offered for sale. Bid deposits must be in the form of a wire transfer and must be in the custody of GovDeals no later than Friday, August 1, 2025 at 1:30pm PST.

For instructions and questions regarding registration, deposits, and settlement, visit GovDeals at www.GovDeals.com/JeffersonCountyWA/Property or call customer service at (301) 650-9193 or (877) 427-7387.

Bidders may visit the property and enter the property on foot at any time to inspect it. No special viewing date/time is scheduled. Questions about the property should be submitted in writing through the GovDeals bidding platform.

4. A bid is an irrevocable offer to purchase a property, and once made, is a binding contract. Payment will be made to GovDeals, in US certified funds, following the instructions that will be provided to the winning bidder(s) upon auction closing. **Final payment is due to GovDeals on Monday, September 9, 2025 by 1:30pm PST.**

If the winning bid is accepted and the bidder defaults because the full payment has not been timely received, or any cashier's check or money order is returned as non-negotiable by a financial institution for any reason, the sale of the subject parcel will be considered void and the bid deposit will be forfeited. Any default bidder, and any party the default bidder represents, will be excluded from participating in any Whatcom County auctions for two years.

Bidders are legally and financially responsible for the property bid upon, whether representing oneself or acting as an agent.

The sale of the property will be considered final and closed upon acceptance of the winning bid. All parcels with no bid will be announced as sold to Jefferson County.

5. 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:

1 – Deed preparation and mailing fees of \$25.00

2 – Real Estate Excise Tax Affidavit processing fee of \$10.00

3 – Recording fees of \$ 304.50

4 – 5% Buyers Premium plus \$25 administrative fee

For example:

Your bid = 375,000.00

Fees

deed prep/mailing = 25.00

excise = 10.00

recording deed	=	304.50
Buyer's Premium 5%	=	18,750.00
GovDeals Processing fee	=	25.00
paid with bid deposit		
Total buyer's cost	=	394,114.50

6. The property is sold 'as is.' There is no guarantee or warranty of any kind, express or implied, relative to: Title, eligibility to build upon or subdivide the property; zoning classification; size; location; fitness for any use or purpose; or any other feature or condition.

7. A limited Title Report for the property is provided as a public service for your convenience. These records were obtained by our office from an outside vendor strictly for our use; therefore, Jefferson County, the vendor, and the Treasurer make no representation of warranty, express or implied, as to the accuracy, reliability, or timeliness of the information in these reports. Jefferson County, the vendor, and the Treasurer shall not be held liable for errors or omissions with respect to the information provided in these reports, nor for losses caused by using this information. **Any person or entity that relies on any information obtained from these reports does so at his or her own risk.**

8. 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.

9. Within 72 hours of a winning bid, the successful bidders MUST provide deed information as follows:

Failure to provide deed information by Wednesday, August 13, 2025 will result in the deed being recorded in the registered name of the successful bidder as supplied to GovDeals during bidder registration. No changes will be made to the deed whether recorded or not. Any re-record will be at the expense of the purchaser.

10. In February 2026, you will be mailed a current 2026 tax statement for any parcel(s) you purchase at the name and address provided for the Quit Claim Deed. If you do not receive your 2026 tax statement, please contact the Jefferson County Treasurer at (360) 385-9154. The first half-year taxes will be delinquent if the first half-year payment is not received by April 30, 2026.

11. Successful bidders authorize the Jefferson County Treasurer to complete Real Estate Excise Affidavit forms and to execute all title-transfer related documents on the buyer's behalf.

The Jefferson County Treasurer will issue a Quit Claim Deed for the property within 60 days and forward it to the Jefferson County Auditor 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. Jefferson 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, computer hardware, networks, software applications or website.

BY SUBMITTING A BID, YOU AGREE TO JEFFERSON COUNTY TERMS AND CONDITIONS OF SALE,
AND THE GOVDEALS DEPOSIT, BIDDING, AND SETTLEMENT INSTRUCTIONS AS POSTED AT THE
TIME THE BID IS SUBMITTED.

ALL SALES ARE FINAL.