

**APPLICATION FOR RESALE OF TAX TITLE PROPERTY**

Grant County Treasurer  
Darryl Pheasant  
PO Box 37  
Ephrata, WA 98823

Dear Treasurer:

Please present to the Board of County Commissioners of Grant County, Washington, this application for direct negotiation (if eligible) or for advertising for re-sale Grant County tax title property described as follows, to-wit:

Parcel No(s) \_\_\_\_\_

Legal Description(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I hereby guarantee to make a minimum starting bid of \$\_\_\_\_\_ on day of resale, for the above described property, if the County Commissioners will issue an order for acceptance of bid by private negotiation or advertising and sale of same.

Enclosed herewith find Two Hundred Dollars (\$200.00) for deposit, which shall be forfeited to the County as liquidated damage if there should be no bid for the above described property on day of sale for a public auction.

For public auctions, if applicant should be the highest bidder on day of sale the above deposit to be applied on purchase price and expense of potential advertising, deed or contract, and recording expenses.

If the parcel(s) are sold by public auction, the highest bidder on day of sale should be someone other than the applicant, the purchaser is required to pay the above described expense in addition to his or her bid, and the two hundred dollar deposit shall be refunded by the County Treasurer to the applicant.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D, 20\_\_\_\_.

\*\*\*\*\*  
This Space for Official Use Only \*  
\*  
\*  
\_\_\_\_\_  
Date of Sale GR# \*  
\*  
\_\_\_\_\_  
Name of Purchaser \*  
\*  
\_\_\_\_\_  
Street Address \*  
\*  
\_\_\_\_\_  
City State Zip \*  
\*  
\_\_\_\_\_  
Deed/Contract No. \*  
\*\*\*\*\*

\_\_\_\_\_  
Signature of Applicant  
\_\_\_\_\_  
Applicant's Name - Printed  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City State Zip  
\_\_\_\_\_  
Phone Number/Email Address  
\_\_\_\_\_  
Preferred Date and Time of Sale

(Please read the attached Commissioner's Order for an explanation of the law.)

**COUNTY COMMISSIONER'S ORDER**

STATE OF WASHINGTON )  
COUNTY OF GRANT       ) ss:

WHEREAS, the real property, described in the attached "Application for Re-sale of Tax Title Property", was heretofore acquired by the County of Grant, State of Washington, for delinquent taxes under tax foreclosure suit, and a deed for said real property was duly and regularly executed and delivered to said County by the County Treasurer in accordance with the laws of the State of Washington: and

WHEREAS, the Board of County Commissioners of said County deem it for the best interest of said County to sell said real property herein before described.

Now, therefore, it is hereby ordered by the Board of County Commissioners of said County that the County Treasurer be and is hereby directed to advertise and sell at public sale to the highest bidder either for all cash on the day of sale and the County Treasurer to issue deed to the property as described in application if sold by public auction. It is further ordered that each unit of said described property shall not be sold for less than the minimum price as specified in application on front page.

If sold by public auction, the County Treasurer is hereby directed to publish a notice of sale of the property described in application in a weekly newspaper published in said County for three consecutive publications. This notice shall set forth the property to be sold, together with the time and place of said sale, which shall be between the hours of 9 o'clock a.m. and 4 o'clock p.m., on a date to be fixed by the County Treasurer and to be held at the front door of the Court House at Ephrata, Grant County, Washington. Said sale may be adjourned from day to day by public announcement of said County Treasurer at the time and place designated in such notice of sale.

This order dated and signed at Ephrata, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

Board of County Commissioners,  
Grant County, Washington

By \_\_\_\_\_  
Chairman of the Board

## **GRANT COUNTY TAX TITLE PROPERTY**

There are tax-title parcels (land acquired by the county through tax foreclosure proceedings) available for re-sale in Grant County. A person wanting to purchase tax-title property from the County must first fill out an "Application for Re-Sale" form, obtained from the Treasurer's office, and pay the \$200.00 application deposit. The deposit goes toward potential publication costs, deed, affidavit and recording fees. A minimum bid is offered on the application for the tax-title parcel. If there is an auction, the applicant's deposit is refunded if the applicant is not the successful bidder. If there is no bidder, the fee is forfeited.

The application must be submitted to the County Commissioners who may deem it in the best interest of the County to sell the property. Any or all parcels may be combined in one or more lots. Upon a decision to sell for the minimum bid offered, the County Commissioners enter an Order of Sale and set the minimum sales price and terms for the sale.

The Treasurer contacts the applicant for acceptance of the minimum bid. If accepted for public auction, the Treasurer publishes a Notice of Sale once a week in a local newspaper for three consecutive weeks. Publication includes the legal description, minimum price, time, place and terms of sale. If the minimum bid is rejected, the Order of Sale is rescinded and the application deposit is refunded. The property is sold to the highest and best bidder.

Upon acceptance of the final bid, the Treasurer will require immediate payment by cash, cashier's check or money order. Failure to pay with proper payment constitutes a void sale and the Treasurer may declare the bidding to begin over again. The bidder who did not provide proper payment and/or their agents may not bid in the subsequent auction.

For scenarios that qualify under RCW 36.35.150 (1), the county legislative authority may dispose of tax foreclosed property by private negotiation for not less than the principal amount of the unpaid taxes. That does not mean the county legislative authority will accept that minimum amount on a private negotiation.

Questions? Please call the County Treasurer, Darryl Pheasant at (509)754-2011 Ext# 4253