

The seller acquired the property at a tax sale and title insurance may be available upon the title insurance underwriter's review of the title. If the underwriter agrees to issue a policy of title insurance the seller will transfer marketable and insurable title by Limited Warranty Deed, subject to the following permitted exceptions: (1) those taxes and special assessments imposed by governmental authority, including any additional taxes and/or penalties resulting from any reassessment, which become due and payable subsequent to the Policy Date, (2) zoning ordinances affecting said Property, (3) all matters of record affecting said Property, (4) covenants, conditions, restrictions, easements and/or servitudes, (5) all facts, matters, and conditions that would be shown on a current and accurate survey of said Property, (6) any lease, grant, exception, or reservation of minerals or mineral rights, and (7) leases, other easements, other restrictions and encumbrances affecting the Property. If title insurance is unavailable the seller shall transfer title by Quitclaim Deed and title shall be subject to all matters of title, including but not limited to outstanding liens, claims of third parties, and unpaid taxes. The closing attorney shall order a title search to determine vesting, legal description, and insurability. The buyer shall bear the cost of the title examination and the cost of any title insurance policy in the event one is available. **The parties acknowledge that this Agreement is not contingent upon the insurability of title. If the buyer fails to close because of the unavailability of title insurance they shall be in breach of this Agreement.**

It is the bidder's responsibility to inspect the property and conduct their own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the title to property, and neither the auction company, seller, or listed closing attorney have conducted a title search prior to sale. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.

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