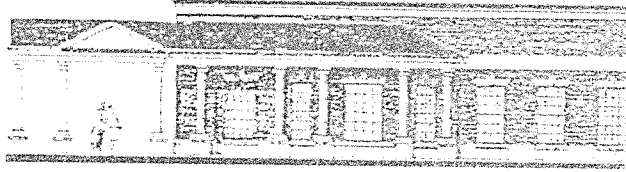


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Director



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## PERRY COUNTY TAX CLAIM BUREAU PRIVATE TAX SALE

AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the Perry County Tax Claim Bureau as agent for Perry County and \_\_\_\_\_ (Bidder), who hereby submits a bid of the advertised sale price in the Private Sale of

PARCEL # \_\_\_\_\_  
LOCATION \_\_\_\_\_

### BIDDER AGREES TO:

1. The Tax Claim Bureau ("Bureau") is selling the taxable interest without any guarantee or warranty whatever, either as to title, liens, structure or lack of structure upon the land, or any other matter or thing whatsoever.
2. I understand that the Perry County Tax Claim Bureau has not performed a title search of said property and that I have the right to have a title search of the property done at my expense prior to submitting a bid on the property.
3. All efforts have been made by the Bureau to keep tax sale proceedings free from error; however, it makes no guarantees of any kind.
4. I further understand that the sale may be challenged in court by the owner and/or a lienholder, which may lead to lengthy legal proceedings, a delay in receiving the deed to the property, and/or an overturning of the tax sale by the court.
  - a. In the event of such a challenge, the Bureau's attorney represents the interests of the Bureau only. If I choose to participate in any legal proceedings, I am responsible for my legal representation.
  - b. If the sale is overturned by the court, I understand that I will receive a refund of the purchase price from the Bureau.
5. I understand that I do not have the right to take possession of the property before receiving the deed. In the event I choose to enter the property or take possession of the property prior to receiving the deed to the property, I do so at my sole risk. Furthermore, I understand that in no event shall the Tax Claim Bureau be liable to me for any fees or expenses, including but not limited to repairs, improvements or lawsuits, I may incur as a result of any actions I may take concerning the property before obtaining marketable title to the property, which is my sole responsibility.
6. I acknowledge that immediately upon the conclusion of the sale, payment in full must be made via certified funds or money order by the successful bidder by 3:30 p.m. one day after being named the successful bidder. Failure to make payment in full will result in nullification of the bid. Failure to make payment in the prescribed manner and time allowed will result in the bidder being barred from future sales, and the property will be offered to the second-highest bidder or relisted for sale at the convenience of the Tax Claim Bureau.

7. I understand that if more than one bid is received for the property at the proposed sale price, the Perry County Tax Claim Bureau will conduct a private auction limited to those bidders.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Bid amount \$ \_\_\_\_\_