

# 2016 Iron County Tax Sale

\* \* \* DISCLAIMER \* \* \*

Properties sold during the 2016 Iron County Tax Sale shall be conveyed by Tax Deed. This form of deed is not a warranty deed. Iron County makes no guarantee, expressed or implied, relative to the title, location or condition of properties for sale. In addition, the County assumes no responsibility, implied or otherwise, that properties are in compliance with zoning ordinances, mining and reclamation regulations, building codes and permits, and/or any other applicable regulations or permits. In addition, Iron County makes no warranties or representations as to whether the property is buildable or developable.

Any property sold pursuant to the Tax Sale is without guarantee or warranty whatsoever as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, titles, or any other matter or thing whatsoever. The County does not warrant or represent that any property purchased during the Tax Sale is habitable or in any particular condition.

Iron County also makes no warranties or representations regarding the accuracy of the assessment of the property or accuracy of the legal description of the real estate or improvements thereon. It is the responsibility of the bidder to determine the physical aspects of the property, its geographical location and accessibility. Iron County makes no warranties regarding the availability, validity or existence of water rights associated with any of the properties sold during the tax sale.

It is your responsibility to determine the liabilities, including other liens and encumbrances that exist on each property before and after the sale. You buy the property "as is." Additionally, Iron County is not liable in any way whatsoever for damages sustained to property purchased from the time of sale until the recordation of the tax deed to a purchaser.

All properties sold at the Iron County Tax Sale are under the rule of caveat emptor, or let the buyer beware and all purchasers are accordingly hereby so notified.

All sales are final.

DATED this 19<sup>th</sup> day of April 2016



G. Michael Edwards  
Deputy Iron County Attorney