

**MANITOWOC COUNTY
TAX-DEEDED PROPERTY
BID FORM**

Bidder's Address. Bidder's address for purposes of mailings or notices in connection with this bid is:

Name(s): _____

Company: _____

Street Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Property Description. The undersigned ("Bidder"), whether one or more persons, offers to purchase the following tax-deeded property advertised by Manitowoc County:

Property Sold As Is. Bidder understands that the property is being sold "as is" with no warranties or representations as to its condition, and is subject to any easements, zoning restrictions, or other encumbrances of record. The Bidder is responsible for making appropriate inquiries as to public improvements that may cause special assessments against the subject property. Manitowoc County is not responsible for any special assessment unless the improvement was actually made or commenced prior to the date the bid is accepted *and* payment of the special assessment is expressly stated as a contingency.

Offer to Purchase. The Bidder hereby offers to purchase the property described herein for the sum of _____ Dollars and _____ Cents (\$ _____).

Deposit. A deposit in the form of a certified check, cashier's check, or money order payable to "Manitowoc County" in an amount equal to 10% of the offered purchase price is submitted with this bid. Bids submitted without a 10% deposit will not be considered. Bidder agrees to pay the remaining balance by certified check, cashier's check, or money order payable to "Manitowoc County" within 14 days of being notified that the bid has been accepted.

Deposit - Return or Forfeiture. The deposit for a bid that is not accepted will be returned to the Bidder by mail within 30 days of rejection. The deposit for a bid that is accepted will be forfeited if the Bidder does not pay the remaining balance within 14 days of being notified that the bid has been accepted.

Contingencies and Other Terms and Conditions. Any contingency or other term or condition that is proposed will be considered in determining whether to accept the bid.

NO CONTINGENCY WILL ATTACH IF THE SPACE BETWEEN THE BRACKETS [] IS LEFT BLANK.

[] This bid is contingent upon _____

[State any contingencies. Securely attach any additional pages, if necessary.]

NO OTHER TERM OR CONDITION WILL ATTACH IF THE SPACE BETWEEN THE BRACKETS [] IS LEFT BLANK.

[] This bid is subject to the following terms or conditions: _____

[State any additional terms or conditions. Securely attach any additional pages, if necessary.]

Acceptance/Rejection of Bids. A binding contract for the purchase and sale of the property will be created upon mailing of notice of acceptance to the Bidder at the address shown above. Manitowoc County reserves the right to reject any and all bids. Manitowoc County reserves the right to accept the bid that it deems to be most advantageous to the county.

Quit Claim Deed. Manitowoc County will deliver a quit claim deed upon payment of the purchase price at closing. In the following space indicate the name and legal interest of the purchaser(s) exactly as it is to appear on the deed:

[Securely attach any additional pages, if necessary.]

- [] Check here if Bidders are husband and wife and wish to hold title to this property as survivorship marital property.
- [] Check here if Bidders wish to hold title as joint tenants and not as tenants-in-common.
- [] Check here if Bidder is a partnership and indicate whether this is a [] general or [] limited partnership.

Title Insurance. Manitowoc County will not provide an abstract of title or title insurance.

Closing. Closing will take place within 14 days of the date of acceptance. Closing may take place at the Manitowoc County Courthouse, 1010 South Eighth Street, Manitowoc, Wisconsin 54220; by mail; or by mutual agreement at another location within Manitowoc County.

Recording. Purchaser is responsible for paying all recording fees and must submit the required recording fee at closing. Manitowoc County will record the quit claim deed.

Possession and Occupancy. Purchaser is entitled to possession and occupancy of the property upon closing and recording of the quit claim deed.

Dated this _____ day of _____ 20 _____.

First Bidder's Signature: _____

Name/Title (Please Print): _____

Second Bidder's Signature (if any): _____

Name/Title (Please Print): _____

[Securely attach any additional pages, if necessary.]

MAIL OR DELIVER COMPLETED BID AND DEPOSIT TO:

Manitowoc County Public Works Department
Manitowoc County Administration Building
1110 South 9th Street
Manitowoc, Wisconsin 54220

ACCEPTANCE/REJECTION

- The bid is accepted.
- The bid is rejected. The deposit will be returned to the Bidder.

Dated this _____ day of _____ 20 _____.

MANITOWOC COUNTY

Finance Committee Chair

CERTIFICATE OF MAILING

A copy of the bid form showing its acceptance or rejection is being mailed on this date by first class mail, postage prepaid, to the Bidder at the address provided above.

Date: _____

By: _____