

Bidder Name (Individual or Business Entity):

Bidder Number



for office use only - do not write in these boxes

By registering as a bidder for the Utah County May Tax Sale, I acknowledge and agree to the following:

- I agree to all of the terms, provisions, restrictions, and obligations as contained Article 21-5 of the Utah County Code.
- I understand that no absentee bidding is allowed. All bidders must be present in person at the auction and properly registered as a bidder or a registered agent of a bidder with power of attorney in order to place a bid. Individuals interested in bidding for more than one entity shall be required to register for a bid number for each such entity. (County Code 21-5-2)
- Tax deeds will only be prepared in the name of the successful bidder as shown on the bidder registration form. (County Code 21-5-2)
- The legal description of parcels of property sold at the tax sale may be modified to adjust for boundary overlaps, roadways, or for other reasons. In this event, the legal description contained on the tax deed will be modified from the legal description which was advertised for sale. In most cases the property will be reduced in size from that which was advertised. By registering for the tax sale, you agree to accept this modified property description.
- Utah County shall have the right and authority to remove any parcel of property from the tax sale for any reason at any time before or during the sale. (County Code 21-5-13)
- Utah County makes no warranties regarding any images, maps, or other information provided by Utah County about a parcel included in the tax sale.
- Properties sold during the May Tax Sale shall be conveyed by Tax Deed. This form of Deed is not a Warranty Deed. As a purchaser, you assume all risks related to the property. The County makes no representations, warranties, or guarantees as to any property sold at the tax sale. By way of example only, and not by way of limitation, the County makes no representation, warranty, or guarantee as to whether the property exists, is buildable or developable, is subject to claims of other parties, is encumbered by liens, easements, mortgages, trust deeds, tax liens, assessments or other interests, is habitable, complies

- with zoning regulations, has access, does not have access, is contaminated or free of contamination, is properly assessed, or is properly described.
- Collusive bidding is prohibited, and all bids submitted and the tax deed issued thereafter will only be executed in the name of an individual successful purchaser. Collusive bidding is defined as any agreement or understanding reached by two (2) or more parties that changes the bids the parties would otherwise offer absent the agreement or understanding. The County Clerk/Auditor and/or the Board of County Commissioners have the right to reject any bid deemed collusive. (County Code 21-5-4)
- A successful bidder for a parcel of property included in the tax sale who fails to pay for said parcel of property will be barred as a bidder in next year's tax sale. (County Code 21-5-15(d))
- Acceptance of a bid by the County Clerk/Auditor is tentative and is subject to acceptance or rejection by the Board of County Commissioners. The Board of County Commissioners may reject any or all bids. (County Code 21-5-6(h))
- Any bid not ratified by the Board of County Commissioners shall be deemed rejected and the bid amount shall be refunded to the bidder. (County Code 21-5-7)
- Utah County has the right to delay the issuance of tax deeds from the tax sale. The delay may be for a period of four months or longer.
- If, at any time, it comes to the attention of Utah County that notification of a necessary party to a parcel of property included in the tax sale was not made, or if Utah County determines that any other defect in the sale occurred, Utah County shall have the option, at any time, to invalidate the sale for the affected parcel. In such event, Utah County will refund any monies paid by the successful bidder for the parcel. The successful bidder shall then be required to execute a quit-claim deed to Utah County for the parcel of property in question.

MAY TAX SALE BIDDER REGISTRATION FORM

Signature of Individual or Business Official

Date Signed

Please print the following

Name of Signee: _____

Address of Signee: _____

Bidder/Tax Deed Information

*Please print when filling in the required information below.
This is the information that will appear on any Tax Deed issued to this bidder.*

Bidder Name: <i>(Individual or Business Entity)</i>	
Bidder Address: <i>(This is the address the Tax Deed will be mailed to)</i>	
City:	
State:	
Zipcode:	
Phone Number:	
Email Address:	

Please note the following:

- **The county will only issue a Tax Deed to the individual or business listed above.**
- **It is the sole responsibility of the bidder to insure the information listed above is correct.**
- **Other ownership configurations (joint tenants, additional ownership interests) will be the responsibility of the bidder after the Tax Deed is issued by the county.**
- **Utah County makes no guarantee or warranty about the property through the Tax Deed. As a purchaser, you assume all risks related to the property.**