

RESOLUTION NO. 1274

REPEALING RESOLUTION NO. 1104 AND ESTABLISHING A POLICY REGARDING SALES OF PROPERTIES PURSUANT TO A.R.S. §42-18301-18302

1. All properties held by the Board of Supervisors for sale, as agent of the State of Arizona will be sold for no less than 100% of the back taxes and fees.
2. Bidder must submit a separate bid for each parcel in which he is interested. The Clerk of the Board may waive this requirement upon approval if, in the Clerk's opinion, circumstances warrant such a waiver and provided that the bid submitted adequately identifies the price being offered for each parcel. Any bidder who is submitting a bid on behalf of another person or company must provide at the time the bid is submitted a Power of Attorney indicating that the bidder is authorized to bid on behalf of another.
3. Upon receipt of a bid, the bid shall be held for a period of two weeks and notice of the bid shall be posted in the same location as Board of Supervisors meeting agendas. If an individual wants to bid on the same parcel(s) for which another individual has already bid, he or she may submit a higher written bid by 5:00 p.m., the day the posting ends. No bids will be accepted after 5:00 p.m. the day the posting ends. Bidder will need to contact the Board office the day after the posting ends to see if there are higher bids. If there is another bid(s) the following procedure will ensue the day after the posting ends.

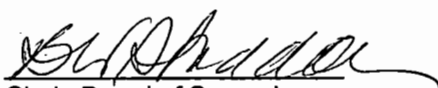
A letter will be sent to all parties stipulating the date, time and place a bid process will be held. If a bidder is unable to attend the bid process, he or she may send an agent. Prior to the start of bidding, the agent must present a notarized power of attorney specifically authorizing him or her to bid on a specific parcel(s). Cash payment for the property will be collected by 4:30 p.m., for a bid process held at the Yavapai County Administrative Services Building. If one or both parties wish to hold the bid process via teleconference you may do so by contacting our office within 24 hours after the bid closes and requesting a teleconference be arranged. Winning bidder will have 48 hours to make payment via money order or cashiers check.

If no competing bid is received by 5:00 p.m. the day the posting ends, the property shall be sold to the sole bidder. Bidder will have 48 hours to make payment on property via cash, cashier's check or money order. The Board reserves the right to reject any and all bids.

4. The sale of properties shall be conducted administratively with the understanding that all successful bids for properties are deemed approved by the Board.
5. THE SALE OF THIS PROPERTY SHALL BE WITHOUT WARRANTY. A title company or attorney should be consulted to obtain clear title.
6. This policy will apply to all bids received after its date of adoption.

Passed and adopted by the Board of Supervisors of Yavapai County this 18th day of December 2000.

ATTEST:


Clerk, Board of Supervisors


Chairman, Board of Supervisors