

**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: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Parcel: \_\_\_\_\_

Property Description or Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bid Amount: \_\_\_\_\_

**Combining Parcels Not Permitted. Each parcel requires its own unique bid. ANY BID THAT CONTAINS MORE THAN ONE PARCEL WILL BE REJECTED.**

**Property Sold As Is.** Bidder understands that the property is being sold as is, where is, without warranties or representations as to its condition, and subject to any easements, zoning restrictions, or other encumbrances of record. The Bidder is responsible for making appropriate inquiries as to any outstanding charges against the property or any public improvements that may cause special assessments against the property. Bidder will be responsible for all unpaid charges and special assessments if the bid is accepted.

**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.

**Payment of Balance of Accepted Bid.** Bidder agrees to pay the remaining balance of the offered purchase price by certified check, cashier's check, or money order made payable to "Manitowoc County" within 14 days of being notified that the bid has been accepted.

**Recording Fee.** Bidder is responsible for paying all recording fees and must submit the required recording fee with the Bidder's payment of the remaining balance of the bid.

**Acceptance Voidable and Deposit Forfeited For Nonpayment of Balance.** Manitowoc County may void its acceptance of a bid if the Bidder does not pay the remaining balance of the bid and the recording fee within 14 days of being notified that the bid has been accepted. If a bid is voided, the bid deposit will be forfeited.

**Deposit Returned If Bid Rejected.** The deposit for a bid that is rejected will be returned to the Bidder by mail within 30 days of rejection.

**Contingencies and Other Terms and Conditions.** Any bid containing a contingency or any other term and condition will be rejected.

**Quit Claim Deed.** Manitowoc County will deliver a quit claim deed upon payment of the purchase price. In the following space indicate the legal name of the Bidder(s):

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[Securely attach 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 general partnership.
- Check here if Bidder is a limited partnership.

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

**Closing.** Closing will take place upon payment of the remaining bid balance and the recording fee. 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.** Manitowoc County will record the quit claim deed and return the recorded deed to the Bidder.

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

**BID COMPLIANCE. ANY BID THAT DOES NOT COMPLY ANY TERM OF THIS BID FORM OR THE BID NOTICE WILL BE REJECTED BY MANITOWOC COUNTY.**

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 additional pages, if necessary.]

**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: \_\_\_\_\_