

WADENA COUNTY RECOMMENDS THE FOLLOWING TO POTENTIAL BUYERS

1. WADENA COUNTY HAS ACQUIRED ALL PROPERTIES THROUGH TAX FORFEITURE AND THE PROPERTY IS BEING SOLD "AS IS". THAT IS THE COUNTY MAKES NO REPRESENTATIONS OR WARRANTIES AS TO:

- A. THE CONDITION OF THE PROPERTY OR ANY BUILDINGS THEREON.**
- B. ANY ENVIRONMENTAL OR OTHER CONTAMINATION THAT MAY EXIST ON THE PROPERTY.**
- C. ADVERSE CLAIMS THAT MAY EXIST AGAINST THE TITLE OR THE PROPERTY BOUNDARIES.**
- D. ANY OTHER PROBLEMS ASSOCIATED WITH THE PROPERTY OR OWNERSHIP THEREOF.**
- E. ACCESS TO THE PROPERTY.**
- F. ZONING ORDINANCES OR OTHER LAWS OR COVENANTS THAT MAY AFFECT USE OF THE PROPERTY.**

2. MINERAL RIGHTS IN THE PROPERTY WILL BE RESERVED BY THE STATE OF MN.

3. BUYER SHOULD DETERMINE IF THERE ARE ANY MORTGAGES, LIENS OR SPECIAL ASSESSMENTS AGAINST THE PROPERTY.

4. PROPERTY TO BE SOLD "AS IS" (BUYER BEWARE) KNOW WHAT YOU ARE BUYING.

5. YOU WILL RECEIVE A STATE DEED WHICH IS THE SAME AS A QUIT CLAIM DEED. AND NO ABSTRACT.

6. ANYONE THAT WAS ELIGIBLE TO REPURCHASE THE PROPERTY BEFORE SALE, MUST PAY THE HIGHER OF THE REPURCHASE COSTS OR THE SALE PRICE.

7. POTENTIAL BUYERS OF ENCHANTED LAKES LOTS SHOULD BE AWARE OF THE ENCHANTED LAKES ASSOCIATION COVENANTS & RESTRICTIONS. (COPY IN THE RECORDER'S OFFICE)

8. ALL PARCELS WILL HAVE A WETLAND RESTRICTIVE COVENANT ON THE STATE DEED WHICH WILL PROHIBIT ENROLLMENT IN A STATE FUNDED PROGRAM.

9. TERMS OF THE SALE: PAID IN FULL AT TIME OF PURCHASE. (CHECK OR CASH) IN ADDITION TO SELLING PRICE THE FOLLOWING IS TO BE ADDED:

**3% FORFEITED LAND TAX
\$25.00 TO ORDER THE STATE DEED
\$46.00 TO RECORD THE STATE DEED
\$ 1.65 PER \$500.00 FOR STATE DEED TAX
\$20.00 WELL CERTIFICATE (IF REQUIRED)**

10. PROPERTY NOT SOLD AT AUCTION WILL BE AVAILABLE ANY TIME FOR THE MINIMUM SELLING PRICE AT THE AUDITOR'S OFFICE.