

19654 N. Cave Creek Rd., Phoenix, AZ 85024

DISCLOSURES

All prospective buyers are hereby made aware that the property will be offered for sale in a live call auction **February 22, 2020**. The bidding will be open (oral) with no online bidding. The property is being offered in it's **AS IS, WHERE IS** condition. No warranties are expressed or implied. Seller guarantees clear title of liens and mortgages. No back taxes. Seller will provide a Warranty Deed. The terms of sale are 10% down on the day of the auction and balance due in 30 days. In order to register to bid you must bring a **CASHIER'S CHECK** in the amount of \$10,000.00 made payable to Driggs Title (this check will be part of the down payment. The balance of the down payment may be made by personal or business check, also payable the Driggs Title). **There are no contingencies as to financing or inspection and will be sold subject to existing easements, restrictions, reservations and conditions as they exist.** All inspections are to be done prior to auction day. The 10% down payment is **non-refundable** to the buyer upon acceptance of the purchase contract by the seller. Any announcements made by the auctioneer on sale day will take precedence over any previous statements or advertising. Seller reserves the right to withdraw the property, to postpone or cancel the auction prior to the sale.

All prospective buyers are aware that all representation of the square footage of the home and dimensions of the lot are **approximate**. It is the buyer's responsibility to determine anything they deem pertinent for their own determination of value. All information is from reliable sources. However, the seller and auction company accept **no responsibility** for it's accuracy. In purchasing at auction, buyer's shall rely entirely on their own judgement of information and investigation of the property and records. Sold as is in it's present condition.

All prospective buyers are made aware that the property is not connected to city sewer. There is an on-site septic system. The property is connected to city of Phoenix water and APS. Property is located on a private road. The seller will not complete any repairs on the property for any reason. Seller will not provide a SPDS and buyer will waive their right to review and approve such. Seller is an out-of-state investor and has not lived in the property and has used it as a rental for the past 25 yrs. Seller has retired and is liquidating all Az. Residential property. The property is sold according to the description of the survey as it is recorded at the Maricopa County recorder office and subject to the laws of the state of Arizona.

We invite you to inspect this property on the Preview dates:

Sunday, February 9 and 16 from 1:00pm to 4:00pm. Meet at the American Legion Hall at 20001 N. Cave Creek Rd. for shuttle.