



809 N Main, Colfax WA 99111 (509) 397-4434 FAX (509) 397-4451
www.kincaidrealestate.com

DISCLAIMER

October 5, 2016

All information contained in this package and any advertisements were obtained from sources believed to be accurate. However, no warranty or guarantee, expressed or implied, is intended or made with regard to the accuracy or completeness of this information. Neither Kincaid Real Estate, LLC, nor Booker Auction Company, nor the Seller shall be liable for any errors or the correctness of the information provided in this package or in any advertisements or materials disseminated pertaining to the property.

This property is being offered "AS IS, WHERE IS" without representation or warranty of any kind, including any representations regarding environmental conditions affecting the property or its title. All sketches and dimensions in the brochure and this booklet are approximate. The same is submitted subject to errors, omissions, lease, or other conditions and withdrawal without notice.

Each potential bidder is responsible for his or her own independent inspections, investigations, inquiries and due diligence concerning the property and verification of all presented information on which any bid is based. The property and improvements, if any, will be offered "AS IS, WHERE IS" for auction to qualified bidders without regard to prospective purchaser's race, color, religion, sex, marital status or national origin.

The property shall be offered subject to conditions, restrictions, rights-of-way, easements, and reservations, if any, of record. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of real property. Any decision to purchase or not to purchase is the sole and independent business decision of the potential purchaser. No recourse or cause of action will lie against any of the above-mentioned parties should purchaser become dissatisfied with its decision, whatever it may be, at a later date.

Buyer's Initials _____

Seller's Initials _____