

**VILLAGE OF MONTICELLO
NOTICE OF SALE OF
VACANT LAND IN THE VILLAGE OF MONTICELLO**

The Village of Monticello will written receive bids for sale of the following parcels of vacant land up to 12:00 noon on Friday, January 29th, 2021 at the Village of Monticello Offices at 2 Pleasant Street, Monticello, New York. Please submit your written bid which must include name, address, and telephone number where you can be reached, by mail or in person for any of the following parcels:

<u>Parcel SBL</u>	<u>Location</u>	<u>Size of Parcel</u>	<u>Minimum Bid Price</u>
109.A-2-5.17	Cooke Lane	0.21 acres	\$25,000
111.-7-18	Pelton Street	0.25 acres	\$25,000
111.-6-12	Oakley Avenue	0.25 acres	\$45,000
109.A-2-5.21	Dollard Drive	0.17 acres	\$19,000
113.-6-7.1	Nelshore Drive	0.11 acres	\$8,500
110.-3-41	Hay Street	0.04 acres	\$450
110.-3-38 & 39 and 110.-3-61	Hay Street	0.25 acres	\$18,000

The minimum bid price shall be the amount listed after each property. After receipt of the bid the successful bidder shall be notified and have twenty-four (24) hours to tender a deposit of ten (10%) percent of the bid price in the form of a certified check or bank cashier's check. If the deposit is not tendered the property can be offered to the next highest bidder upon the same terms and conditions. The successful bidder shall have thirty (30) days from the date of acceptance of the bid to remit the balance thereof.

The Village may reject any and all bids if in its discretion it is deemed in the best interests of the Village to do so.

The Village shall convey all parcels to be conveyed by Quitclaim Deed. All sales shall include Purchaser also paying costs of preparation of deed and closing documents, the costs of the appraisal, and all publication costs as well as Transfer tax to the Sullivan County Clerk and the Purchaser shall also pay to the Village of Monticello all other lawful charges and fees and be responsible for all unpaid real estate taxes due to date on each parcel.

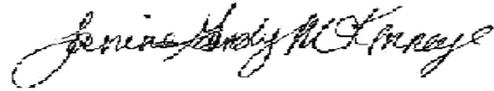
The Village of Monticello shall not be liable for any physical condition of the property notwithstanding the Village's ownership thereof.

Said conveyance will be subject to any and all conditions, restrictions, zoning, actions of the Village and/or building inspectors, etc., affecting the said parcel or premises and to such facts

as would be disclosed by a survey and inspection. The Village makes no warranty or representation as to the condition, dimensions, location or physical existence of the property described herein, or to the marketability of its title, and the purchaser assumes all risk thereof. It shall be the responsibility of the purchaser to investigate all aspects of the status of the parcel and/or premises.

The purchaser shall be responsible for payment of any transfer tax and recording fees required to record the deed and any required tax forms.

The Village reserves the right to reject any and all bids received, or to withdraw the parcel from sale at any time. Each sale shall be subject to approval by the Village Board of Trustees.

A handwritten signature in cursive script, reading "Janine Gandy-McKinney".

Janine Gandy-McKinney, Village Clerk
Village of Monticello