

## COUNTY OF ST. PAUL PROPERTIES FOR SALE

The County of St. Paul No. 19 (the "County") hereby offers the remaining lots for sale to the public on a 1<sup>st</sup> come 1<sup>st</sup> serve basis with the same reserves and conditions listed. The properties are pre-construction lots located in the Hamlet of Mallaig which have not yet been subdivided and are subject to reserve prices as indicated below:

LOT NUMBER	RESERVE BIDS	
1	\$50,964.00	SOLD
2	\$50,964.00	SOLD
3	\$40,509.00	
4	\$45,738.00	SOLD
5	\$56,190.00	
6	\$56,190.00	
7	\$47,043.00	SOLD
8	\$44,430.00	
9	\$44,430.00	
10	\$44,430.00	
11	\$44,430.00	
12	\$43,122.00	
13	\$58,806.00	SOLD
14	\$44,430.00	
15	\$44,430.00	
16	\$40,509.00	
17	\$39,204.00	
18	\$44,430.00	SOLD
19	\$44,430.00	
20	\$44,430.00	
21	\$44,430.00	
22	\$44,430.00	SOLD
23	\$44,430.00	SOLD
24	\$44,430.00	
25	\$44,430.00	
26	\$47,043.00	SOLD
27	\$44,430.00	SOLD
28	\$44,430.00	SOLD

(hereinafter called the "Lands").

1. These properties are being offered for sale on an "as is, where is" basis, and the County makes no representations and gives no warranties, whatsoever, regarding the title to or condition of the Lands, including any structures, fixtures or chattels located thereon or therein. Specifically, and not so as to limit the generality of the foregoing, the County does not warrant the condition of the Lands with respect to adequacy of services, soil conditions, building and development conditions, the presence or absence of environmental contamination, or that the current or intended uses comply with applicable land use bylaws.

2. The above Lands are offered for sale subject to all encumbrances registered against the respective titles, or implied by law. It shall be a condition of sale that, and a restrictive covenant or similar instrument(s) will be registered against title providing that:
  - a) There will be no apartments or mobile homes erected or placed on the Lands; and
  - b) The County will have an option to repurchase the Lands and any improvements thereon for the purchase price less TWENTY (20%) PERCENT, unless the purchaser constructs a single family home on the Lands within three (3) years of the possession date.
3. All offers must be unconditional, shall adopt and be subject only to the terms and conditions contained within.
4. A TEN (10%) PERCENT irrevocable deposit shall accompany all bids. If unsuccessful, the deposit will be returned. If successful, the deposit shall be non-refundable.
5. The closing and possession date, the date given for all adjustments, and the date for full payment of the purchase price, which must be provided in cash, shall be August 1, 2009, unless the County and the purchaser mutually agree to another date, in writing.
6. All sales of the Lands shall be subject to Goods and Services Tax which shall be payable by the successful bidder to the County at the time of payment of the purchase price unless the successful bidder provides satisfactory evidence to the County (including confirmation of G.S.T. registration number) that the purchaser is properly registered for the purposes of the Goods and Services Tax pursuant to the *Excise Tax Act*.
7. The County will not pay or be responsible for any real estate agency or similar fees.
8. Sales shall be subject to all subdivision or other approvals or permits that may be required. Potential purchasers may view the proposed subdivision plan in the County's office, or on the County website, listed below.

Further information is available by contacting Linda Meger at (780) 645-3301, extension 212 or facsimile at (780) 645-3104. These properties are also listed on the County website at [www.county.stpaul.ab.ca](http://www.county.stpaul.ab.ca).