

**RECEIVER'S DEED**

**WHEREAS**, the United States District Court for the \_\_\_\_\_ District of \_\_\_\_\_, in a civil action titled United States of America v. \_\_\_\_\_ et al., Case No. \_\_\_\_\_, having on \_\_\_\_\_ ordered the foreclosure of the United States' federal tax liens that have attached to the real property commonly known as \_\_\_\_\_ in \_\_\_\_\_, and having on \_\_\_\_\_ appointed \_\_\_\_\_ as Receiver to take possession and to arrange for the sale of that property; and

**WHEREAS**, the Court having entered an order confirming the sale of the real property to \_\_\_\_\_ of \_\_\_\_\_, and approving this form of deed; and

**WHEREAS**, \_\_\_\_\_ whose address is \_\_\_\_\_ was duly authorized and directed to convey the real property to the purchaser; and

**WHEREAS**, the real property has been sold pursuant to the Court's order, for the sum of \$ \_\_\_\_\_, and

**WHEREAS**, the real property is more particularly described as follows:

**NOW KNOW YE, THAT** \_\_\_\_\_, pursuant to the authority and direction given to it, does hereby bargain, sell, transfer and convey to \_\_\_\_\_ all the right, title, claims, and interest in the above-described real property, to have and to hold, with appurtenances thereto, by \_\_\_\_\_ and her heirs and assigns, forever, for their own use and disposition.

**AND ALSO**, \_\_\_\_\_ does hereby covenant with \_\_\_\_\_, and her assigns, that it has full power and authority to grant and convey the aforesaid premises in the manner and form aforesaid.

Said premises are conveyed to \_\_\_\_\_ free and clear of any of the rights, titles, claims or interests of the United States of America, (name all other parties) \_\_\_\_\_ and (Receiver), subject to any sums which may be due for municipal property, water or sewer taxes, or any special use charges or assessments, and subject to all laws, ordinances and governmental regulations affecting said premises, and any easements and restrictions appearing of record, if any.

I have hereunto set my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_.

\_\_\_\_\_

President  
(Receiver)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this date \_\_\_\_\_ (Name) \_\_\_\_\_, the signer and sealer of the foregoing instrument, personally appeared before me and acknowledged the same to be his free act and deed.

\_\_\_\_\_ day of \_\_\_\_\_, 200\_.

\_\_\_\_\_  
(Name)  
Notary Public

Return to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document prepared by \_\_\_\_\_, Trial Attorney, Tax Division, U.S. Department of Justice, (Address)