SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this ___________ of _______________ of __________, 20____ by and between the Internal Revenue Service whose mailing address is: _______________ as Grantor, and

________________________________________________________

whose address is

______________________________________________________________ as Grantee.

WITNESSETH: that the Grantor, for and in consideration of the sum of ______________________________ (  $ ___________________________ ), lawful money of the United States of America, to it in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey to the Grantee(s), all of the following described property (land) situated in Collin County to wit;

See Attached Exhibit “A”
(Insert Legal Description of the Property Sold)

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee(s), his successors and assigns, in fee simple forever.

THE GRANTOR covenants to specially warrant the title to the property against any claim arising from the case of Name of court Document, in the United States District Court for the ______________. The United States has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.
Sample Copy

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and seal, by its proper officer thereunto duly authorized the day and year first above written.

UNITED STATES OF AMERICA
ACTING BY AND THROUGH THE
SEAL
INTERNAL REVENUE SERVICE

Name of Agent
Special Agent in Charge
Name of Agency
Location

Signed and Sealed In Our Presence

Witness

Witness

State of: ________________________________

County of: ______________________________

This instrument was acknowledged before me the _________day of ________________________, 200____

By Name of Agent, Special Agent in Charge, Criminal Investigation, Name of Agency, Location who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration _________________________________ as identification and who did/did not take an oath.

Notary Public____________________________________________________

Printed Name____________________________________________________

My Commission expires: ____________________________________________