



201203010050

Skagit County Auditor

3/1/2012 Page

1 of

2 1:09PM

DEED TO REAL PROPERTY

THIS INDENTURE, made this 27th day of February, 2012 by and between the United States of America, Grantor, by Jill Pace, AI-Advisory Group Manager, Cal-Western on behalf of the Director, Advisory and Insolvency of the Internal Revenue Service, a duly authorized delegate of the Internal Revenue Service, Department of the Treasury, United States of America, 915 Second Avenue, M/S W245, Seattle, Washington 98174; and John Michael Hull, 801 Fidalgo Street, Sedro Woolley, WA 98284, Grantee.

WITNESSETH

WHEREAS, the United States District Court for the Western District of Washington, in a Judgment entered on July 11, 2011, in the case of the *United States of America v. Ralph Estill; Doyleene Estill; Skagit County; State of Washington Employment Security Department; State of Washington Department of Labor and Industries; Bank of America; and American Building and Roofing, Inc.*, Civil Case No. 2:10-CV-773-JLR, ordered that the federal tax lien be foreclosed against the hereinafter described real property in order to pay delinquent Internal Revenue taxes assessed against Ralph J Estill and Doyleene R Estill;

AND WHEREAS, pursuant to the United States District Court for the Western District of Washington's Order of Foreclosure and Judicial Sale entered on July 11, 2011, the Internal Revenue Service held a public auction on November 9, 2011, wherein the real property hereinafter described was offered for sale, and wherein said property was sold to Grantee, subject to confirmation of said Court;

AND WHEREAS, said sale was confirmed by the United States District Court for the Western District of Washington's Order Confirming Sale of Real Property And For Distribution of Proceeds, signed and entered February 13, 2012, in the aforesaid proceeding, and in and by the terms of said Court Order, the Internal Revenue Service was directed to deliver a deed to the real property hereinafter described to the Grantee;

NOW THEREFORE, Grantor, for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$65,000.00), the receipt of which is hereby acknowledged, does grant, bargain, and sell to John Michael Hull, all right, title, and interest in the real property in Skagit County, Washington described as:

Lots 14, 15 And 16, Block 20, "PLAT OF TOWN OF SEDRO," as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

P 75519

The property commonly known as 720 Sterling St, Sedro Woolley, WA 98284.

The property shall be free and clear of all interests of the defendants, Ralph Estill; Doyleene Estill; Skagit County; State of Washington Employment Security Department; State of Washington Department of Labor and Industries; Bank of America; and American Building and Roofing, Inc. The property shall be free and clear of all transfers and/or conveyances after April 11, 2007.


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012551

MAR 01 2012

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

IN WITNESS WHEREOF, the authorized delegate for Grantor has hereunto set her hand on the date first above written.

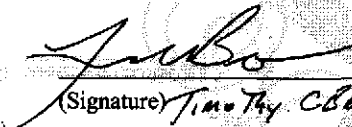

United States of America
By Jill Pace
AI-Advisory Group Manager Cal-Western
Internal Revenue Service
Authorized Delegate of the Department of the
Treasury, United States of America

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jill Pace is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the AI-Advisory Group Manager of United States Department of Treasury to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

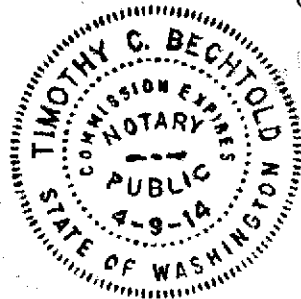
Dated: February 27, 2012

(Seal or stamp)


(Signature) Timothy C. Bechtold

Notary Public In and For the
State of Washington

My appointment
expires 4/9/14



201203010050
Skagit County Auditor