

VA Form 26-6408a (cg), March 1997  
Section 1820, Title 38, U.S.C.

SPECIAL WARRANTY DEED  
17-17-7-1135038  
FLORIDA

THIS INDENTURE, made this 19th day of July, 2002, BETWEEN the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, P. O. Box 417, Bay Pines, FL 33744-0417, hereinafter called Grantor, and SHEILA K FOSTER and TRENT B FOSTER, her husband.

with permanent post office address at  
1717 E. BIRCH STREET, #U-106  
BREA, CA 92821  
in the County of ORANGE, State of CALIFORNIA  
hereinafter called Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10) in hand paid by Grantee(s) and other consideration the receipt whereof is acknowledged, hereby grants, bargains, and sells to Grantee(s) and Grantee's heirs or successors and assigns, forever, the following-described land in the County of BAY, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

This conveyance is expressly made subject to a Purchase Money Short Form of Mortgage to be executed by the Grantee(s) herein to the Grantor in the sum of Forty-eight Thousand Dollars (\$ 48000.00 ). Said mortgage to be given to secure debt representing balance of purchase price of real property herein described. This deed is made subject to all covenants, restrictions, easements and limitations of record; also subject to the lien and effect of all taxes and/or municipal liens of every nature levied or assessed against the aforesaid property for subsequent years.

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto said Grantee(s), and Grantee's heirs or successors and assigns, forever.

Grantor hereby warrants the title to said lands against the lawful claims of any person claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, on the day and year first above written, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, Code of Federal Regulations, Sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to exercise this instrument

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF US:

\* Raymond Sustache  
RAYMOND SUSTACHE

\* Joanne E Hagley  
JOANNE E HAGLEY

\*By Paul R Grimes (SEAL)  
PAUL R GRIMES

Asst. Loan Guaranty Officer : TITLE  
VA Regional Office, P. O. Box 417  
Bay Pines, Florida 33744-0417  
1-800-827-1000 (Pursuant to a delegation of authority  
contained in 38 C.F.R. 36.4342 and 36.4520)

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS:  
The foregoing instrument was acknowledged before me this  
who is personally known to me or who has produced

1st of July, 2002 by PAUL R GRIMES  
N/A as identification.

Raymond Sustache  
RAYMOND SUSTACHE Notary Public

This instrument was prepared by  
FL 33744-0417.

Richard J. Welch, Chief, Property Management, P. O. Box 417, Bay Pines,

After recordation return this instrument to: SHEILA K FOSTER  
1717 E. BIRCH STREET, #U-106  
BREA, CA 92821



Raymond Sustache  
Commission # DD 000757  
Expires Feb. 11, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

## EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; AND THENCE RUN NORTH 00 DEGREES 51'18" EAST ALONG THE WEST BOUNDARY LINE OF SAID SOUTHEAST QUARTER FOR 1993.04 FEET; THENCE RUN SOUTH 89 DEGREES 28'04" EAST FOR 44.39 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BOB LITTLE ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF MARIA DRIVE; THENCE NORTH 00 DEGREES 29'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF BOB LITTLE ROAD FOR 397.39 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 00 DEGREES 29'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 27.92 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN SOUTH 89 DEGREES 33'31" EAST FOR 110.00 FEET; THENCE SOUTH 00 DEGREES 29'32" WEST FOR 28.06 FEET THENCE NORTH 89 DEGREES 28'59" WEST FOR 110.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PART OF LOT 8, W.H. PARKER PLAT OF 1915, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.