

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Billy Rogers
P.O. Box 432
Euless, Texas, 76039

FILED FOR RECORD
AT 4 34 O'CLOCK P. M.
ON THE 10th DAY OF November
A.D., 20 20

STATE OF TEXAS

COUNTY OF HUDSPETH

I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Volume and Page
of the 00000151662
Records of Hudspeth County, Texas

Hon. Brenda Sanchez
COUNTY CLERK HUDSPETH COUNTY, TEXAS

BY Donna J. Bustamante
DEPUTY



COUNTY CLERK
HUDSPETH COUNTY, TEXAS

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records office: your Social Security number or your driver's license number. Texas Public Records Code Section 11.008.

THE GRANTOR(S),

- Daniel B. Wells, a single person,

for and in consideration of: \$10.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- BRINVEST LLC, Billy Rogers, Member, P.O. Box 432, Euless, Tarrant County, Texas, 76039,

the following described real estate, situated in the County of Hudspeth, State of Texas:

Legal Description:

Tract(s)# 15, Section 09 Block 076 Surveys TP TWP (if applicable) 5
Hudspeth County, Texas. A total of 20 Acres. Unit 59

see EXHIBIT attached hereto that more fully describes the land by metes and bounds description.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Property ID: 60465

Geographic ID: S950-590-7609-0150

Grantor Signatures:

DATED: 11-13-2020

Daniel B. Wells
Daniel B. Wells
517 NORTH AVE
Vista, California, 92083-9999

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On November 13, 2020 before me, Ruby Avila, Notary Public, personally appeared Daniel B. Wells, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ruby Avila (Notary Seal)
Signature of Notary Public



SURVEYOR'S DESCRIPTION

A parcel of land being a portion of Section 9 (Abst. 3439), Block 76, Township 5, T. & P. RR. Surveys, Hudspeth County, Texas, also known as Tract 15, SUNSET RANCHES UNIT FIFTYNINE, and more Particularly described by metes and bounds as follows:

COMMENCING for reference at the common corner of Sections 3, 4, 9 & 10, Blk. 76, Tsp. 5, T & P RR Surveys, same being the NE corner of said UNIT FIFTYNINE, marked by a set 5/8" rebar with cap stamped "RPLS 4680"; thence, South 00 deg. 32 min. 09 sec. East with the east line of said Section 9 for a distance of 1331.15 feet to a 1/2" rebar with cap set; thence, North 89 deg. 58 min. 36 sec. West with the centerline of a 60 foot wide road easement for a distance of 654.53 feet to a 1/2" rebar with cap set for the NE corner and POINT OF BEGINNING of this parcel description;

THENCE, South 00 deg. 32 min. 09 sec. East with the common line of Tract 15 and Tract 16 for a distance of 1331.15 feet to a 1/2" rebar with cap set for the SE corner of this parcel;

THENCE, North 89 deg. 58 min. 36 sec. West with the common line of Tract 15 and Tract 18 for a distance of 654.52 feet to a 1/2" rebar with cap set for the SW corner of this parcel;

THENCE, North 00 deg. 32 min. 09 sec. West with the common line of Tract 14 and Tract 15 and centerline of a 60 foot wide road easement for a distance of 1331.15 feet to a 1/2" rebar with cap set for the NW corner of this parcel.

THENCE, South 89 deg. 58 min. 36 sec. East with the common line of Tract 2 and Tract 15 for a distance of 654.52 feet to the POINT OF BEGINNING of this parcel.

Said parcel contains 20.000 acres more or less.

Said parcel is subject to a 30 foot wide road easement adjacent and parallel to the N'y boundary line and to a 30 foot wide road easement adjacent and parallel to the W'y boundary line which contain 1.346 acres more or less.

**John P. Gamertsfelder
Texas R.P.L.S. No 4680
22 July 1998**

**Job No. 98-191D
SRU59T15.LEG**

County & District Clerk
Hon. Brenda Sanchez
109 Millican St.
Sierra Blanca, TX 79851-0000

Original

Receipt Number: 0000020722

Name: BRINVEST LLC

Status: Active

Date Entered: 11/19/20 4:34 pm

Notes:

Category	Product	Quantity	Pages	NF Pages	Document Number
Official Public Records	OPR Recording	1	3	0	00000151662

Fee	Sub Amount	Sub Total
Archive	\$10.00	
CHS Fee	\$1.00	
Clk RMF	\$10.00	
ClkRecording Fee	\$13.00	
		\$34.00

Total Transactions: \$34.00

Cash:	\$0.00
Checks:	\$34.00
Credit:	\$0.00
Charges:	\$0.00
Direct Deposit:	\$0.00
Refund Check:	\$0.00
Total Paid:	\$34.00
Change Due:	\$0.00

