

~~FILED IN 2020  
APR 20 11:17  
EULESS, TEXAS~~

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Billy Rogers  
P.O. Box 432  
Eules, Texas, 76039

APR 20 11:17  
EULESS, 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),

- Betsy A. Mathieu, 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, Eules, Tarrant County, Texas, 76039,

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

Legal Description:

The East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 6, Block 7, PUBLIC SCHOOL LANDS, El Paso County, Texas; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all person claiming under it, and unto the general public for road

purposes, and reserving said easement unto GRANTOR and all persons claiming under it, for the placement, maintenance and operation of public utilities.

Property ID: 272838

Geographic ID: X60700000600810

All of Lots 8 in Block 52 of Horizon City Unit No. 5, according to the map thereof recorded in the Office of the Clerk of El Paso County, Texas, including any gas, oil or mineral rights now owned by GRANTOR; SUBJECT to taxes for the current year and thereafter, water and sewer franchise agreement, easements, restrictions and reservations of record in the Office of the Clerk of said County and State.

Property ID: 37973

Geographic ID: H77900505200080

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.

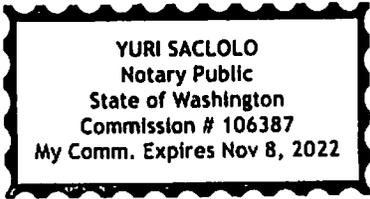
**Grantor Signatures:**

DATED: 18 May 2020

Betsy Ann Mathieu  
Betsy A. Mathieu  
3155 108TH AVE SE  
Bellevue, Washington, 98004-7415

STATE OF WASHINGTON, COUNTY OF KING, ss:

On this 18 day of May, 2020, before me personally appeared Betsy A. Mathieu, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



[Signature]  
Notary Public  
Signature of person taking acknowledgment

NOTARY PUBLIC  
Title (and Rank)

My commission expires Nov. 8 2022

Notary Address:

Seattle WA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2020 MAY 26 PM 2:17

### Affidavit of Survivorship

State of Texas

County of El Paso

*[Signature]*  
CLERK OF COUNTY CLERK  
EL PASO COUNTY, TEXAS

I Betsy A. Mathieu, residing at 3155 108TH AVE SE, Bellevue, Washington 98004-7415, being of legal age, depose and say that:

1. On April 10, 1974, by Warranty Deed recorded in Book/Volume 0527, Page 1376, of the El Paso County records as document number 00074088574 ('the Deed'), the Affiant and Charles E. Mathieu become owners of the following legally described property:

All of Lots 8 in Block 52 of Horizon City Unit No. 5, according to the map thereof recorded in the Office of the Clerk of El Paso County, Texas, including any gas, oil or mineral rights now owned by GRANTOR; SUBJECT to taxes for the current year and thereafter, water and sewer franchise agreement, easements, restrictions and reservations of record in the Office of the Clerk of said County and State.

Property ID: 37973

Geographic ID: H77900505200080

2. Affiant and Charles E. Mathieu own the property in joint tenancy with right of survivorship.

3. On 8 June 2018, Charles E. Mathieu, died, thereby terminating Charles E. Mathieu's interest in the above-described real property. A certified copy of the death certificate of Charles E. Mathieu is attached hereto as Exhibit A.

#### Oath or Affirmation

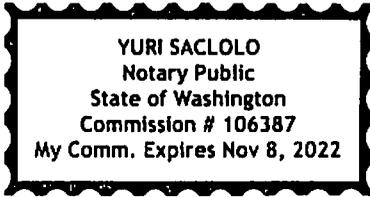
I certify under penalty of perjury under Texas law that I know the contents of this affidavit signed by me and that the statements are true and correct.

Betsy Anna Mathieu 18 May 2020  
Betsy A. Mathieu Date *BAM*

STATE OF TEXAS, COUNTY OF EL PASO, ss:

This Affidavit was acknowledged before me on this 18 day of May, 2020 by Betsy A. Mathieu, who, being first duly sworn on oath according to law, deposes and

says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



Yuri Saclolo  
Notary Public

Notary Public  
Title (and Rank)

My commission expires NOV. 8, 2022

**Affidavit of Survivorship**

FILED FOR RECORD  
CLERK'S OFFICE

2020 MAY 26 PM 2:17

State of Texas

County of El Paso

*[Signature]*  
CLERK  
EL PASO COUNTY, TEXAS

I Betsy A. Mathieu, residing at 3155 108TH AVE SE, Bellevue, Washington 98004-7415, being of legal age, depose and say that:

1. On December 15, 1972, by Warranty Deed recorded in Book/Volume 0431, Page 0787, of the El Paso County records as document number 00073025464 ('the Deed'), the Affiant and Charles E. Mathieu become owners of the following legally described property:

The East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 6, Block 7, PUBLIC SCHOOL LANDS, El Paso County, Texas; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all person claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR and all persons claiming under it, for the placement, maintenance and operation of public utilities.

Property ID: 272838

Geographic ID: X60700000600810

2. Affiant and Charles E. Mathieu own the property in joint tenancy with right of survivorship.

3. On 8 June 2018 <sup>BAH</sup>, Charles E. Mathieu, died, thereby terminating Charles E. Mathieu's interest in the above-described real property. A certified copy of the death certificate of Charles E. Mathieu is attached hereto as Exhibit A.

**Oath or Affirmation**

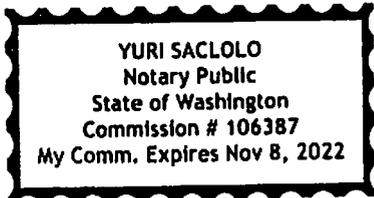
I certify under penalty of perjury under Texas law that I know the contents of this affidavit signed by me and that the statements are true and correct.

Betsy Ann Mathieu  
Betsy A. Mathieu

18 May 2020  
Date

WA 16 KING 18  
STATE OF ~~TEXAS~~, COUNTY OF ~~EL PASO~~, ss:

This Affidavit was acknowledged before me on this 18 day of May 2020,  
\_\_\_\_\_ by Betsy A. Mathieu, who, being first duly sworn on oath according to law, deposes and  
says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters  
stated herein are true to the best of his/her information, knowledge and belief.



[Signature]  
Notary Public

NOTARY PUBLIC  
Title (and Rank)

My commission expires NOV. 8 2022

El Paso County Clerk

500 E San Antonio

El Paso, TX 79901

June 7, 2020

I have enclosed a check for \$50 to record the enclosed deed transferring Property  
Ids: 272838 & 37973 from Charles & Betsy Mathieu to BRINVEST LLC.

Thank you,

Billy Rogers

214-566-7711

rogersbilly@hotmail.com

P.O. Box 432

Eules, TX 76040

Call to VERIFY  
ZIP CODE

Receipt# 0001307600

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County Clerk  
Delia Briones  
500 E. San Antonio Rm.105  
El Paso, Texas 79901-4859

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Opr - Mail

Official Public Records

qty: 1 pgs: 7 nf: 1

doc#: 20200044819

Archive Fee	10.00
Courthouse Security Fee	1.00
Rec Mgmt & Preservation Fee	10.00
Recording Fee	29.00
	50.00

Total Transactions: 50.00

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Total Cash: 0.00

Total Check: 50.00

Total Credit/Debit: 0.00

Total Charge Account: 0.00

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Total Paid: 50.00

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Change Due: 0.00

Cashier: MaMendez  
Name: BRINVEST LLC  
Notes: 214-566-7711

Check#: 1468

Date Entered: 6/15/2020 9:39 AM

Date Printed: 6/15/2020 9:39 AM