

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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 10, 2023

Grantor: AKIVA INVESTMENTS, LTD., a Texas Limited Partnership

Grantor's Mailing Address (including county): 3611 Concho Road
Littlefield, Hockley County, Texas 79339

Grantee: BRINVEST LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county): P.O. Box 54902
Hurst, Tarrant County, Texas 76180

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration cash, the receipt of which is hereby acknowledged and confessed.

Property: The East 50 acres of the West 100 acres of that part of Labor Thirty-seven (37), League Sixty-eight (68), Hardeman County School Land, Hockley County, Texas, lying South of the Seagraves, Whiteface & Lubbock Railway ROW and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" IR set N 89° 54' 13" E, 1414.23 feet from the SW corner of Labor 37, the SW corner of the tract described by Deed recorded in Volume 478, Page 210 of the Deed Records of Hockley County, Texas, for the SW corner of this survey;

THENCE N 89° 54' 13" E, along the S/line of Labor 37, a distance of 1401.66 feet to a ½" IR set for the SE corner of this survey;

THENCE N at 30 feet pass a ½" IR set in the Northerly ROW of a graded county road, continuing for a total distance of 1553.87 feet to a ½" IR set in Ry ROW for the NE corner of this survey;

THENCE S 89° 54' 13" W along Ry ROW, a distance of 1401.66 feet to a ½" IR set for the NW corner of this survey;

THENCE S at 1523.87 feet pass a ½" IR set in County Road ROW, in all a total distance of 1553.87 feet to the Place of Beginning.

Reservations from Conveyance: None

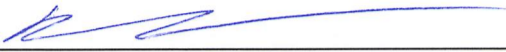
Exceptions to Conveyance and Warranty: SUBJECT TO the prior reservation of all of the oil, gas and other minerals as shown in a Deed recorded in Volume 88, Page 249, of the Deed Records of Hockley County, Texas, and FURTHER SUBJECT TO any oil and gas leases and easements, either of record or on the ground.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's administrators, successors, and assigns, against every person whomsoever

lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

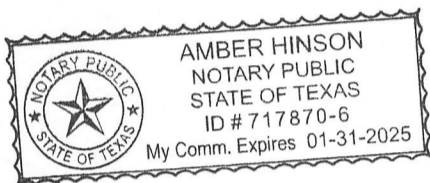
AKIVA INVESTMENTS, LTD.

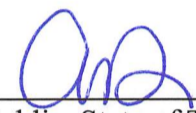
By: 
BRANDON RODGERS, President
of AKIVA ENTERPRISES, LLC,
General Partner




(ACKNOWLEDGEMENT)

STATE OF TEXAS §
 §
COUNTY OF HOCKLEY §

This instrument was acknowledged before me on the 10 day of February, 2022, by BRANDON RODGERS, President on behalf of AKIVA ENTERPRISES, LLC, General Partner on behalf of AKIVA INVESTMENTS, LTD.




Notary Public, State of Texas

HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: 202300000395 RECORDED DATE: 02/10/2023 02:16:06 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: WARRANTY DEED Transaction Reference: Document Reference:	Transaction #: 908035 - 5 Doc(s) Document Page Count: 2 Operator Id: PKiser	
RETURN TO: () HOCKLEY COUNTY ABSTRACT LTD PO BOX 968 LEVELLAND, TX 79336	SUBMITTED BY: HOCKLEY COUNTY ABSTRACT LTD PO BOX 968 LEVELLAND, TX 79336	
DOCUMENT # : 202300000395 RECORDED DATE: 02/10/2023 02:16:06 PM		
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.		
	 Jennifer Palermo Hockley County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

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