

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Billy Rogers
P.O. Box 54902
Hurst, Texas, 76054

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),

- Marilyn K. Ponder,

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 54902, Hurst, Tarrant County, Texas, 76054,

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

Legal Description:

All of Lots 25 and 26 in Block 25 of Horizon City Estates Unit No. 73, 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 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: 247679

Geographic ID: H78407302500250

Property ID: 325686

Geographic ID: H78407302500260

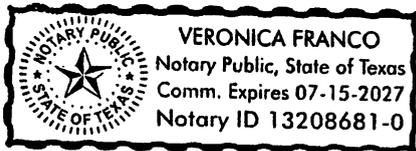
Grantor Signatures:

DATED: 03/28/2024

Marilyn K. Ponder
Marilyn K. Ponder
12103 Pompano Ln
Houston, Texas, 77072

STATE OF TEXAS, COUNTY OF HARRIS, ss:

This instrument was acknowledged before me on this 28 day of March, 2024 by Marilyn K. Ponder.



[Signature]

Notary Public
Signature of person taking acknowledgment

Personal Banker.
Title (and Rank)

My commission expires 07/15/2027

Doc# 20240024132
#Pages 2 #InPages 1
4/5/2024 2:41:05 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$29.00

SCANNED

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

RECORDED
APR 5 2024 2:41 PM
EL PASO COUNTY CLERK

Receipt# 0001734642

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

Opr - Mail

Official Public Records

qty: 1 pgs: 2 nf: 1

doc#: 20240024132

Archive Fee 10.00

Rec Mgmt & Preservation Fee 10.00

Recording Fee 9.00

29.00

Total Transactions: 29.00

Total Cash: 0.00

Total Check: 29.00

Total Credit/Debit: 0.00

Total Charge Account: 0.00

Total Paid: 29.00

Change Due: 0.00

Cashier: L. Marquez

Name: BRINVEST LLC

Notes: 214-566--7711

Check#: 2633

Date Entered: 4/5/2024 2:41 PM

Date Printed: 4/5/2024 2:41 PM