

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:  
Billy Rogers  
P.O. BOX 54902  
Hurst, Texas, 76054

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## 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),  
- Sean Cononie and Carlyce Cononie,

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 Brewster, State of Texas:

Legal Description:

**Property ID: 21331**

**Geographic ID: 820000000021064550**

Tract 6455, that being the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section (Survey) 21, Block CS being 10 acres more or less, Brewster County, Texas.

Property ID: 21433

Geographic ID: 820000000024066830

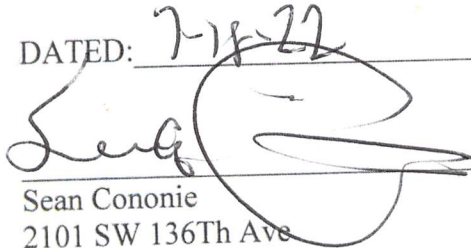
Tract 6683, that being the East half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section (Survey) 24, Block Cedar Springs, as shown by plat records in Volume 3, Page 21 of the Map Records of Brewster County, Texas, being 21 acres, more or less.

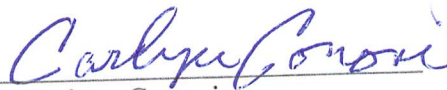
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 7-18-22

DATED: 7-20-22



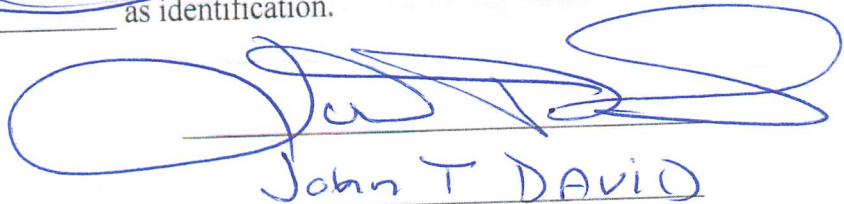


Sean Cononie  
2101 SW 136Th Ave  
Davie, Fl, 33325

Carlyce Cononie  
2101 SW 136Th Ave  
Davie, Fl, 33325

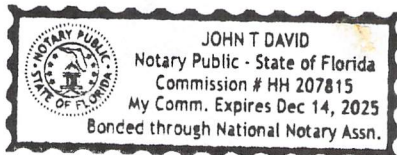
STATE OF FLORIDA, COUNTY OF BROWARD, ss:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 20 day of July, 2022 by Sean Cononie and Carlyce Cononie, who are personally known to me or who have produced \_\_\_\_\_ as identification.






Name typed, printed, or stamped

John T DAVID  
Title or rank



0471704  
Serial number (if applicable)

<b>BREWSTER COUNTY</b> Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	<b>DOCUMENT #:</b> 115830 <b>RECORDED DATE:</b> 08/05/2022 02:47:06 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> DEED <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 77282 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> kbourbon	
<b>RETURN TO:</b> ()	<b>SUBMITTED BY:</b> BILL ROGERS , TX	
<p>DOCUMENT # : 115830  RECORDED DATE: 08/05/2022 02:47:06 PM</p> <p>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 Brewster County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Sarah Vasquez</b>  Brewster County Clerk </div> </div>		

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THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Sarah Vasquez  
 Brewster County Clerk  
 P.O. Drawer 119  
 Alpine, TX 79831

CUSTOMER	TRANSACTION INFORMATION	
Submitted By: BILL ROGERS , TX	Receipt #	21657
	Transaction #	77282
	Transaction Type:	Official Records
	Cashier By:	kbourbon
	Cashier Date:	08/05/2022 02:47:06 PM
	Print Date:	08/05/2022 02:51:19 PM

DEED, DOC#: 115830 (3 pgs)	
Recording Fee - Land Recs	\$9.00
Records Mgmt Fee	\$10.00
Records Archive Fee	\$10.00
Security Fee	\$1.00
Document Sub-Total	\$30.00

<b>Total Fees:</b>	<b>\$30.00</b>
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PAYMENT	
Check 2269	\$30.00
<b>Total Payment:</b>	<b>\$30.00</b>
Change:	\$0.00

Payment Comment: \*