

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2021-174172 WD
03/02/2021 09:57:50 AM Total Pages: 2
Liz Chapman - Pecos County County, TX Fee: \$30.00



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),

- Janifer Torres Spence also known as Janifer Torres, 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 54902, Hurst, Tarrant County, Texas, 76054,

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

Legal Description:

5533 49-8 T&P Sec 22 SW 1/4 SE 1/4 NW 1/4 TR 15 BLK A, 10.180 Acres

Property ID: 31670

Geographic ID: 00049-08022-15000-000000

5533 49-8 T&P Sec 22 SE 1/4 SW 1/4 NW 1/4 TR 16 BLK A, 10.180 Acres

Property ID: 31517

Geographic ID: 00049-08022-16000-000000

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: 2/24/2021

Janifer Torres Spence
Janifer Torres Spence also known as Janifer Torres
401 Peaceful Dr
Garland, TX 75043

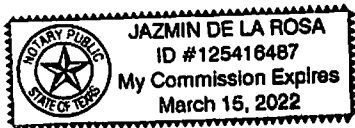
STATE OF TEXAS, COUNTY OF COLLIN, ss:

This instrument was acknowledged before me on this 24 day of February, 2021 by Janifer Torres Spence also known as Janifer Torres.

[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires March 15, 2022



Pecos County County
Liz Chapman - County Clerk
200 S. Nelson
Fort Stockton, TX 79735

Receipt: 21-726

| Product | Name | Extended |
|---|----------------|-----------------|
| WD | WARRANTY DEED | \$30.00 |
| | Pages | 2 |
| | Document # | 2021-174172 |
| | Document Info: | BRINVEST LLC |
| Recording Fee - \$5 1st page, \$4 add pages | | \$9.00 |
| Records Archive Fee | | \$10.00 |
| Records Management | | \$10.00 |
| Courthouse Security | | \$1.00 |
| Total | | \$30.00 |
| Tender (CHECK) | | \$30.00 |
| Check Number | 1686 | |
| Paid By | BRINVEST LLC | |

Thank You for Your Business