

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),

- Michael D. Cavadini and James F. Cavadini,

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:

SW4 of the NE4 of the SW4 of Section 1, BLOCK G-12, G.C. & S.F. Ry. Co. Survey, +/-10 Acres. No mineral rights shall be conveyed with this land. There shall be established a 20 foot easement along the north, south, east and west boundaries of the above said parcel for access purposes.


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: 31434

Geographic ID: 109000120010000022

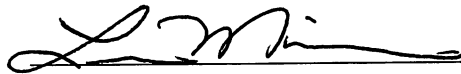
Grantor Signatures:

DATED: 10/22/2024

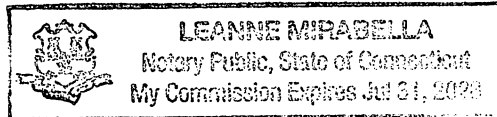

James F. Cavadini
33 Green Acres Park Drive
Westbrook, Connecticut, 06498

STATE OF CONNECTICUT, COUNTY OF MIDDLESEX, ss:

The foregoing instrument was acknowledged before me this 22 day of October, 2024, by James F. Cavadini.


Banber, Notary
Title or rank

Serial number if any



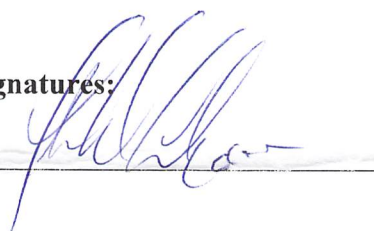
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 31434

Geographic ID: 10900012001000022

Grantor Signatures:

DATED: _____



10-22-24

Michael D. Cavadini
5 Bishop Street
North Haven, Connecticut, 06473

STATE OF CONNECTICUT, COUNTY OF NEW HAVEN, ss:

The foregoing instrument was acknowledged before me this 22nd day of October 2024, _____, _____, by Michael D. Cavadini.



Title or rank

Notary

Serial number if any

DEBRA CROUCH
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2026



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


CUSTOMER	TRANSACTION INFORMATION	
Submitted By: BRINVEST , TX	Receipt #	28744
	Transaction #	93492
	Transaction Type:	Official Records
	Cashier By:	kmunoz
	Cashier Date:	10/31/2024 02:12:15 PM
	Print Date:	10/31/2024 02:32:25 PM

DEED, DOC#: 120332 (4 pgs)	
Recording Fee - Land Recs	\$13.00
Records Mgmt Fee	\$10.00
Records Archive Fee	\$10.00
Document Sub-Total	\$33.00

	Total Fees:	\$33.00
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PAYMENT	
Check 2747	\$33.00
Total Payment:	\$33.00
Change:	\$0.00

Payment Comment: 31434

BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 120332 RECORDED DATE: 10/31/2024 02:12:15 PM 
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OFFICIAL RECORDING COVER PAGE Page 1 of 4

Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 93492 - 1 Doc(s) Document Page Count: 3 Operator Id: kmunoz
RETURN TO: ()	SUBMITTED BY: BRINVEST , TX

DOCUMENT # : 120332
RECORDED DATE: 10/31/2024 02:12:15 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 Brewster County.



Sarah Vasquez

Sarah Vasquez
Brewster County Clerk

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**