

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),

- Leilani Jesina, also known as Leilani Guerrero, and Marie Eskine,

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 Hudspeth, State of Texas:

Legal Description:

Tracts #7,8, Section 18, Unit 65 Block 076 Survey TP TWP 5, Hudspeth County, Texas. A total of 40 acres.

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: 60553

Geographic ID: S950-650-7623-0070

Grantor Signatures:

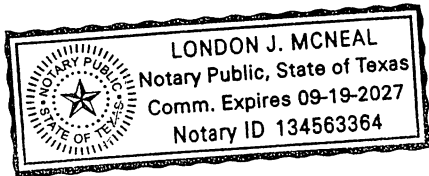
DATED: 9/28/2024




Leilani Jesina, also known as Leilani Guerrero
48547 Gammon Ct Unit 1
Fort Cavazos, Texas, 76544

STATE OF TEXAS, COUNTY OF BELL, ss:

This instrument was acknowledged before me on this 28th day of Sept,
2024 by Leilani Jesina, also known as Leilani Guerrero.





Notary Public
Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 09-19-2027

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: 60553

Geographic ID: S950-650-7623-0070

Grantor Signatures:

DATED: 09/30/2024

Marie Eskine

Marie Eskine
3120 Pitcairn St
San Diego, California, 92154

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 09/30/2024 before me, Angelica Samantha Robles, Notary Public, personally Marie Eskine, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angelica Robles (Notary Seal)
Signature of Notary Public



Brenda Sanchez
HUDSPETH COUNTY CLERK



P.O. BOX 58
Sierra Blanca, TX 79851
PHONE (915) 369-2301

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 00000159894
FILED FOR RECORD ON : 10/10/24 3:08 PM
SUBMITTER: BRINVEST LLC
RETURN TO:

Book: _____ Page: _____
of Pages: 4


PICK UP

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped here on by me and was duly RECORDED in the Official Public Records of Hudspeth County, TX.

Brenda Sanchez

County Clerk, Hudspeth County, Texas

BY:



Deputy

**ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW**

Brenda Sanchez
 Hudspeth County Clerk
 P.O. BOX 58
 Sierra Blanca, TX 79851



PAYMENT RECEIPT

Receipt Number:27561

Name: BRINVEST LLC

Status: Active

Notes:

Date Entered: 10/10/2024

Check Number(s): 2736

Category	Product	Quantity	Pages	NF Pages	Document Number
Official Public Records	OPR Recording	1	3	1	0000159894

Fee	Sub Amount	Subtotal
ClkRecording Fee	\$ 13.00	
Clk RMF	\$ 10.00	
Archive	\$ 10.00	
		\$ 33.00

Total Transactions: \$ 33.00

Cash:	\$0.00
Checks:	\$ 33.00
Credit:	\$0.00
Charges:	\$0.00
Direct Deposit:	\$0.00
Refund Check:	\$ 0.00

Total Paid: \$ 33.00

Change Due: \$ 0.00