

OPR#14812

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),

- Gilbert A. Lozano and Shirley R. Lozano Living Trust, Melissa M. Shields, Trustee

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 Culberson, State of Texas:

Legal Description:

Real property in the county of Culberson, State of Texas with the following description: Starting at the common corners of Sections 14, 15, 22 and 23 P.S.L. Block 63, then South along the section line 3181.82 feet, then West 1650.37 feet to the Point of Beginning. Then West 330.07 feet, then North 600.00 feet, then East 330.07 feet, then South, 660.00 feet to the Point of Beginning. 5 acres +/- . There is reserved a 25' easement along all boundaries for roads and utilities.

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.

Parcel ID 9311

Geographic ID 01490-00032-00100-000000

Grantor Signatures:

DATED: 12-26-2024

Melissa M. Shields, trustee

Melissa M. Shields, Trustee on behalf of
Gilbert A. Lozano and Shirley R. Lozano Living Trust
44334 Rawdon Ave
Lancaster, California, 93535

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.

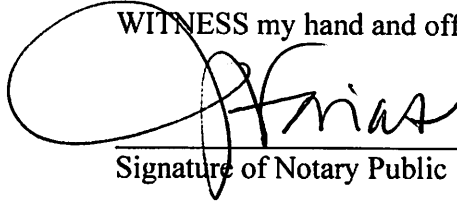
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On DECEMBER 26TH, 2024 before me, JESSICA R. FARIAS, notary public, personally appeared Melissa M. Shields on behalf of Gilbert A. Lozano and Shirley R. Lozano Living Trust, 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.

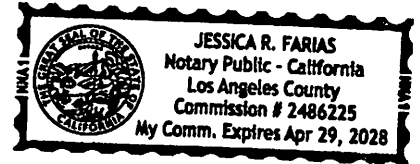
WITNESS my hand and official seal.



The image shows a handwritten signature in cursive script, which appears to read "J. Farias". The signature is written over a horizontal line.

Signature of Notary Public

(Notary Seal)



LESLIE A. FARNS
Murray Public - California
Los Angeles County
Commissioner & Sheriff
No. 10, 1958



00000014812

FILED FOR RECORD

AT 11:46 O'CLOCK A. M.
ON THE 3rd DAY OF January
A.D., 20 25

STATE OF TEXAS

COUNTY OF CULBERSON

I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Official Public
Records of CULBERSON County, Texas

TINA URIAS

COUNTY AND DISTRICT CLERK CULBERSON
COUNTY, TEXAS



COUNTY AND DISTRICT
CLERK CULBERSON
COUNTY, TEXAS

BY

Jacqueline Balcaran
DEPUTY

Tina Urias
Culberson County Clerk
PO BOX 158
Van Horn, TX 79855



PAYMENT RECEIPT

Receipt Number:28242

Status: Active

Date Entered: 01/03/2025

Name: Brinvest, LLC

Notes: OPR#14812

Check Number(s): 2774

<u>Category</u>	<u>Product</u>	<u>Quantity</u>	<u>Pages</u>	<u>NF Pages</u>	<u>Document Number</u>
Recording	Property Records	1	3	0	0000014812

<u>Fee</u>	<u>Sub Amount</u>	<u>Subtotal</u>
Recording Fee	\$ 13.00	
RPF	\$ 10.00	
Archive Fee	\$ 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