

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),

- Daniel H. McGrath, Jr. and Pamela McGrath,

for and in consideration of: \$10.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- BRINVEST L.L.C., Billy Rogers, Member, P.O. Box 54902, Hurst, Tarrant County, Texas, 76054,

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

Legal Description:

**The West Half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 6, Block 7, PUBLIC SCHOOL LANDS, El Paso County, Texas, being five acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20 feet of said property, unto GRANTOR and all persons claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR and all persons claiming under it, for the placement, maintenance and operation of public 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.

Property ID: 177981

Geographic ID: X60700000601140

**Grantor Signatures:**

DATED: Jan 30, 2025

DATED: January 30, 2025

Daniel H. McGrath, Jr.

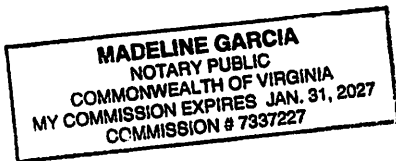
Daniel H. McGrath, Jr.  
562 Dunning Ln  
Chesapeake, Virginia 23322

Pamela McGrath

Pamela McGrath  
562 Dunning Ln  
Chesapeake, Virginia 23322

STATE OF VIRGINIA, COUNTY OF CHESAPEAKE, ss:

This instrument was acknowledged before me on this 30<sup>th</sup> day of January, 2025 by Daniel H. McGrath, Jr. and Pamela McGrath.



Madeline Garcia

Notary Public 7337227  
Signature of person taking acknowledgment

Notary  
Title (and Rank)

My commission expires 1/31/2027



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~~Receipt# 0001830095~~  
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County Clerk  
Delia Briones  
500 E. San Antonio Rm.105  
El Paso, Texas 79901-4859  
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Opr - Mail

Official Public Records

qty: 1 pgs: 2 nf: 1

doc#: 20250010326

|                             |       |
|-----------------------------|-------|
| Archive Fee                 | 10.00 |
| Rec Mgmt & Preservation Fee | 10.00 |
| Recording Fee               | 9.00  |
|                             | 29.00 |

Total Transactions: 29.00  
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|                       |       |
|-----------------------|-------|
| Total Cash:           | 0.00  |
| Total Check:          | 29.00 |
| Total Credit/Debit:   | 0.00  |
| Total Charge Account: | 0.00  |

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Total Paid: 29.00  
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Change Due: 0.00

Cashier: L.Hardts  
Name: BRINVEST LLC  
Notes: 214-566-7711

Check#: 2789

Date Entered: 2/7/2025 11:14 AM  
Date Printed: 2/7/2025 11:14 AM