

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),

- Keith Louis Williams,

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: **See attached *Exhibit "A"***

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: 17338

Geographic ID: 00350-00065-00160-000000

Grantor Signatures:

DATED: 2-22-2025

Keith L. Williams

Keith Louis Williams
4174 Aurora Loop Apt 101
Bellingham, Washington, 98226

STATE OF WASHINGTON, COUNTY OF WHATCOM, ss:

On this 24th day of February, 2025, before me personally appeared Keith Louis Williams, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.



Aztlán Chavez
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 01/13/2027

Notary Address:

3061 Orleans St
Bellingham WA 98226



Exhibit "A"

**LEGAL DESCRIPTION
FOR
LOT 16
A ±40.00 ACRE TRACT**

Being a tract of land out of Section 8, Block 53, Public School Lands, Culberson Co., Texas, and being more particularly described as follows:

BEGINNING: At a point 3960.00 feet N 00° 00' 00" W and 3960.00 feet S 90° 00' 00" W from the southeast corner of Section 8, Block 53, Public School Lands and also described as the southwest corner of Lot 15;

THENCE: N 00° 00' 00" W 1320.00 feet to the northeast corner of the lot;

THENCE: S 90° 00' 00" W 1320.00 feet to the northwest corner of the lot;

THENCE: S 00° 00' 00" E 1320.00 feet to the southwest corner of the lot;

THENCE: N 90° 00' 00" E 1320.00 feet to the Point of Beginning at the southeast corner of the above referenced lot and containing 40.00 acres of land, more or less.

The foregoing description is based upon metes and bounds survey data provided by the owner and data provided by the Texas Railroad Commission, and has not been surveyed as of this date.

00000014945

FILED FOR RECORD

AT 11:45 O'CLOCK A. M.
ON THE 4th DAY OF March
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

BY

Jacklyn Balcanal
DEPUTY



COUNTY AND DISTRICT
CLERK CULBERSON
COUNTY, TEXAS

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



PAYMENT RECEIPT

Receipt Number:28392

Status: Active

Date Entered: 03/04/2025

Name: Brinvest, LLC

Notes: OPR#14945

Check Number(s): 2799

Category	Product	Quantity	Pages	NF Pages	Document Number
Recording	Property Records	1	3	0	00000014945

Fee	Sub Amount	Subtotal
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