

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),  
- Gerald L. Collatz,

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 El Paso, State of Texas:

Legal Description:

**All of Lots 34 in Block 3 of HORIZON CITY ESTATES Unit No. 21, according to the map thereof recorded in the Office of the Clerk of El Paso County, Texas, including any gas, oil or mineral rights now owned by Grantor.**

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: 323311

Geographic Id: H78402100300340

**Grantor Signatures:**

DATED: 4/23/2025

Gerald L. Collatz

Gerald L. Collatz

206 Moss Hill Dr

Goldsboro, North Carolina, 27530

STATE OF NORTH CAROLINA, COUNTY OF WAYNE, ss:

On this 23 day of April, 2025, before me,  
Heather Twiggs Lawrence, personally appeared Gerald L. Collatz, known to me  
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument  
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and  
official seal.

**HEATHER TWIGGS LAWRENCE**  
Notary Public  
Wayne County, NC

Heather Twiggs Lawrence  
Notary Public

Signature of person taking acknowledgment

Heather Twiggs Lawrence, Notary of  
Title (and Rank) NC

My commission expires 07/31/2026

**HEATHER TWIGGS LAWRENCE**  
Notary Public  
Wayne County, NC

SCANNED

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

*Delia Briones*

HEATHER LAMIGGS LAMIGGS  
COUNTY CLERK

HEATHER LAMIGGS LAMIGGS  
COUNTY CLERK

HEATHER LAMIGGS LAMIGGS  
COUNTY CLERK

Receipt# 0001863116

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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#: 20250036013

Archive Fee	10.00
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Rec Mgmt & Preservation Fee	10.00
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Recording Fee	9.00
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	29.00
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Total Transactions:	29.00
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Total Cash:	0.00
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Total Check:	29.00
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Total Credit/Debit:	0.00
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Total Charge Account:	0.00
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Total Paid:	29.00
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Change Due:	0.00
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Cashier: E.Obeso

Name: BRINVEST LLC

Notes: 214-566-7711

Check#: 3075

Date Entered: 5/6/2025 3:38 PM

Date Printed: 5/6/2025 3:38 PM