

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),

- Benita Galvan also known as Benita Galvan Guadian,

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:

**TRACT(S) # 7, SECTION 27 BLOCK 076 UNIT 143 SURVEY TP TWP (if applicable)
4 HUDSPETH COUNTY, TEXAS. A total of 20 acres.**

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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: 63459

Geographic ID: S951-143-0000-0070

Grantor Signatures:

DATED: 5-30-25

Benita Galvan Guadian

Benita Galvan also known as Benita Galvan Guadian
9240 San Lorenzo Ave
El Paso, Texas, 79907

STATE OF TEXAS, COUNTY OF EL PASO, ss:

This instrument was acknowledged before me on this 30th day of May,
2025 by Benita Galvan also known as Benita Galvan Guadian.



Leticia Irene Morales

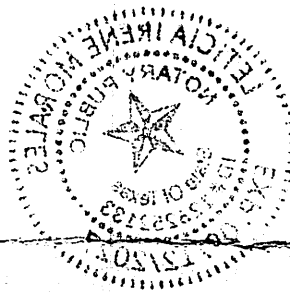
Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 09/12/2027



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. 00000161052
FILED FOR RECORD ON : 6/6/25 2:54 PM
SUBMITTER: BRINVEST LLC
RETURN TO:

Book: Page:
of Pages: 3

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:

Merlyn Pacheco

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

