

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

BRINVEST LLC

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),

- Frances Austin,

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:

**The East Half of the Northeast Quarter of the Southwest Quarter
of the Southwest Quarter of Section 17, Block 77, Township 3,**

T&PRy Co. Surveys, 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: 250779

Geographic Id: X57700031701320

Grantor Signatures:

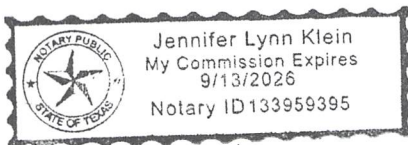
DATED: 11/29/23

Frances Austin

Frances Austin
P.O. Box 100
Slidell, Texas, 76267

STATE OF TEXAS, COUNTY OF WISE, ss:

This instrument was acknowledged before me on this 29th day of November 2023 by Frances Austin.



Jennifer Lynn Klein

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 9.13.26

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

Receipt# 0001699362

County Clerk
Delia Briones
500 E. San Antonio Rm.105
El Paso, Texas 79901-4859

Opr - Mail

Official Public Records

qty: 1 pgs: 2 nf: 1

doc#: 20230089989

Archive Fee 10.00

Courthouse Security Fee 1.00

Rec Mgmt & Preservation Fee 10.00

Recording Fee 9.00

30.00

Total Transactions: 30.00

Total Cash: 0.00

Total Check: 30.00

Total Credit/Debit: 0.00

Total Charge Account: 0.00

Total Paid: 30.00

Change Due: 0.00

Cashier: L. Marquez

Name: BRINVEST LLC

Notes: 214-566-7711

Check#: 2573

Date Entered: 12/12/2023 2:06 PM

Date Printed: 12/12/2023 2:06 PM