

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),

- Charles M. Sincell, Jr. and Marianne S. Sincell,

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 20 in Block 258 in MOUNTAIN SHADOW ESTATES Unit No. 33, 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: 268814

Geographic Id: M83103325800200

**Grantor Signatures:**

DATED: 7/15/2025

DATED: 7-15-2025

*Charles M. Sincell, Jr.*

Charles M. Sincell, Jr.  
3109 McFarland Rd  
Tampa, Florida 33618

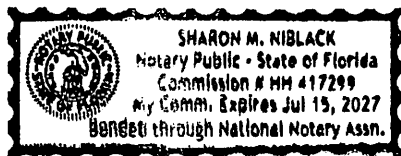
*Marianne S. Sincell*

Marianne S. Sincell  
3109 McFarland Rd  
Tampa, Florida 33618

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15<sup>TH</sup> day of JULY, 2025 by Charles M. Sincell, Jr. and Marianne S. Sincell, who are personally known to me or who have produced PERSONALLY KNOWN as identification.

*Sharon M. Niblack*



SHARON M NIBLACK

Name typed, printed, or stamped

CERTIFIED NOTARY PUBLIC

Title or rank

# HH 417299

Serial number (if applicable)

SCANNED

Doc# 20250058405  
#Pages 2 #NFPages 1  
7/24/2025 1:43:28 PM  
Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$29.00

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# 0001889711

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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#: 20250058405

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: H.Amador

Name: BRINVEST LLC

Notes: 214-566-7711

Check#: 3113

Date Entered: 7/24/2025 1:43 PM

Date Printed: 7/24/2025 1:43 PM