

Sarah Vasquez
Brewster County Clerk
P.O. Drawer 119
Alpine, TX 79831


CUSTOMER	TRANSACTION INFORMATION	
Submitted By: BRINVEST LLC , TX	Receipt #	31091
	Transaction #	96125
	Transaction Type:	Official Records
	Cashier By:	renee
	Cashier Date:	08/11/2025 04:20:09 PM
	Print Date:	08/11/2025 04:19:28 PM

DEED, DOC#: 122083 (3 pgs)	
Recording Fee - Land Recs	\$9.00
Records Mgmt Fee	\$10.00
Records Archive Fee	\$10.00
Document Sub-Total	\$29.00

Total Fees:	\$29.00
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PAYMENT	
Check 3122	\$29.00
Total Payment:	\$29.00
Change:	\$0.00

Payment Comment: WD

BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 122083 Book: 0470 Page: 0602 RECORDED DATE: 08/11/2025 04:20:09 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 96125 - 1 Doc(s) Document Page Count: 2 Operator Id: renee	
RETURN TO: ()	SUBMITTED BY: BRINVEST LLC , TX	
<p>DOCUMENT # : 122083 RECORDED DATE: 08/11/2025 04:20:09 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.</p> <div style="display: flex; align-items: center;"><div style="margin-left: 20px;"><p>Sarah Vasquez Brewster County Clerk</p></div></div>		

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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),

- Richard Koehler and Julie Koehler,

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 Brewster, State of Texas:

Legal Description:

Tract F-230 in Section (Survey) 30, Block 217, T & ST L RR Original Grantee, as shown by plat records in Volume 3, Page 1 of the Map records of Brewster County, Texas, being 5 acres more or less.

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: 17186

Geographic ID: 034002170030002300

Grantor Signatures:

DATED: 7/31/25

DATED: 7/31/25

Richard Koehler
Richard Koehler
220 Tiffany Cove Dr
Malvern, Arkansas 72104

Julie Koehler
Julie Koehler
220 Tiffany Cove Dr
Malvern, Arkansas 72104

STATE OF ARKANSAS, COUNTY OF SALINE, ss:

On this 31st day of July, 2025 before me,
Tina Bell, personally appeared Richard Koehler and Julie Koehler,
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.



Tina Bell
Notary Public
Signature of person taking acknowledgment
Notary Public
Title (and Rank)

My commission expires 8-21-31