

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),

- Elizabeth Ann Lawless,

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 1 in Block 214 in MOUNTAIN SHADOW ESTATES Unit No. 28, 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: 64521

Geographic Id: M83102821400010

Grantor Signatures:

DATED: 8/6/2025

Elizabeth Ann Lawless

Elizabeth Ann Lawless
4339 Connecticut St. Apt 1W
St. Louis, Missouri, 63116

STATE OF MISSOURI, COUNTY OF ST. LOUIS, ss:

On this 6th day of August, 2025, before me personally appeared Elizabeth Ann Lawless, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Marisa Nardoni

Notary Public

Signature of person taking acknowledgment

Marisa Nardoni / Notary

Title (and Rank)

My commission expires 8/8/2027



SCANNED

Doc# 20250065613
#Pages 2 #NFPages 1
8/19/2025 2:14:17 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# 0001898101

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#: 20250065613

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: ma.mendez

Name: BRINVEST LLC

Notes: 972-741-5167

Check#: 3127

Date Entered: 8/19/2025 2:14 PM

Date Printed: 8/19/2025 2:14 PM