

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),

- Marvin T. Simons and Ruby R. Simons,

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 25,26 and 27 in Block 249 of SHADOW RIDGE ESTATES Unit No. 17, 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 the 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: 248061

Geographic ID: S33501724900250

Grantor Signatures:

DATED: 8-5-25

DATED: 8-5-25

Marvin T. Simons

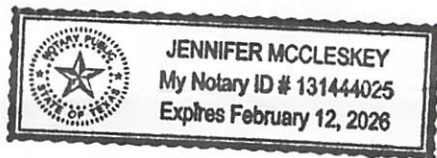
Marvin T. Simons
8923 Sharpercrest St
Houston, Texas 77036

Ruby R. Simons

Ruby R. Simons
8923 Sharpercrest St
Houston, Texas 77036

STATE OF TEXAS, COUNTY OF HARRIS, ss:

This instrument was acknowledged before me on this 5 day of August, 2025 by Marvin T. Simons and Ruby R. Simons.



Jennifer McCleskey

Notary Public

Signature of person taking acknowledgment

Administrative Assistant

Title (and Rank)

My commission expires 2-12-2026

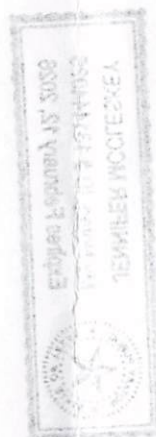
SCANNED

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# 0001896203

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#: 20250064010

Archive Fee 10.00

Rec Mgmt & Preservation Fee 10.00

Recording Fee 9.00

29.00

Total Transactions: 29.00

Total Cash: 0.00

Total Check: 29.00

Total Credit/Debit: 0.00

Total Charge Account: 0.00

Total Paid: 29.00

Change Due: 0.00

Cashier: Ro.Ayala

Name: brinvest llc

Notes: 2014-566-7711/SAE

Check#: 3124

Date Entered: 8/13/2025 1:09 PM

Date Printed: 8/13/2025 1:09 PM