

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




CUSTOMER		TRANSACTION INFORMATION	
Submitted By: BRINVEST LLC		Receipt #	31334
, TX		Transaction #	96418
		Transaction Type:	Official Records
		Cashier By:	renee
		Cashier Date:	09/12/2025 03:20:48 PM
		Print Date:	09/12/2025 03:21:11 PM

DEED, DOC#: 122212 (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 9007	\$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 #: 122212 Book: 0471 Page: 0570 RECORDED DATE: 09/12/2025 03:20:48 PM 		
OFFICIAL RECORDING COVER PAGE			Page 1 of 3
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 96418 - 1 Doc(s) Document Page Count: 2 Operator Id: renee		
RETURN TO: ()	SUBMITTED BY: BRINVEST LLC , TX		
<p>DOCUMENT # : 122212 RECORDED DATE: 09/12/2025 03:20:48 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>  Sarah Vasquez Brewster County Clerk </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:
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),

- Abel A. Alvarado, individually as life tenant, and Abel Arias Alvarado, as Trustee of the Abel Arias Alvarado Trust Agreement, Dated April 15, 2025

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 G-322 in Section (Survey) 33, Block 216, T & ST L RR Original Grantee, as shown by plat recorded in Volume 3, Page 16 of the Map Records of Brewster County, Texas, being 5 acres more or less.

Property ID: 15879

Geographic ID: 033002160033003220

West Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section (Survey) 4, Block 216, T & ST L RR Original Grantee, being 20 acres more or less.

Property ID: 14558

Geographic ID: 033002160004488200

Abel A. Alvarado, individually as life tenant, hereby voluntarily RELEASES and TERMINATES all rights, interests, and claims arising under any retained life estate in and to the above-described properties.

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.

Grantor Signatures:

DATED: 1 SEPT '25

DATED: 1 SEPT '25

Abel A. Alvarado

Abel A. Alvarado, individually as life tenant

213 Lawton Drive
El Paso, Texas
79902

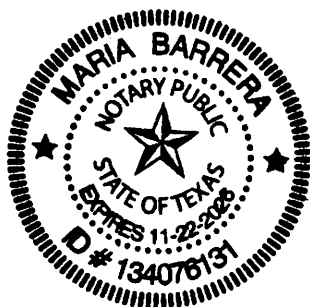
Abel Arias Alvarado

Abel Arias Alvarado, as Trustee of the Abel Arias Alvarado Trust Agreement, Dated April 15, 2025

213 Lawton Drive
El Paso, Texas
79902

STATE OF TEXAS, COUNTY OF EL PASO, ss:

This instrument was acknowledged before me on this 1st day of September, 25 by Abel A. Alvarado, individually as life tenant and Abel Arias Alvarado, as Trustee of the Abel Arias Alvarado Trust Agreement, Dated April 15, 2025.



Maria Barrera

Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires 11/22/26