El Paso County
Delia Briones
County Clerk

Instrument Number: 20250075447

L.Mendez

Recorded On: 9/23/2025 12:44:40 PM

Number of Pages: 2

Examined and Charged as Follows:

Total Recording: 29.00

**********THIS PAGE IS PART OF THE INSTRUMENT**********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Document Number	20250075447
Receipt Number	1909151
Recorded Date/Time:	9/23/2025 12:44:40 PM
Station:	CCH01-CCK100

State of Texas
COUNTY OF EL PASO

I hereby ceritfy that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Record of El Paso County, Texas.

Delia Briones
County Clerk
El Paso County, TX

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),
- John E. Heitkamp and Mildred M. Heitkamp,

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 13, 14, 15 and 16 Block 24 of SHADOW RIDGE ESTATES Unit No. 2, 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.

Tax Parcel Number: Property Id: 342365 Geographic Id: S33500202400130

Grantor Signatures:

DATED: 9-12-2025 DATED: 9-12-2025

John E. Heitkamp

John E. Heitkamp
5218 Worley Rd
Tipp City, Ohio 45371

Mildred M. Heitkamp

Mildred M. Heitkamp
5218 Worley Rd
Tipp City, Ohio 45371

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a Notary Public (or justice of the peace) in and for said county, personally appeared the above named John E. Heitkamp and Mildred M. Heitkamp, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have hereunto subscribed my name at Jennifer McCurry, this 12 day of September, 2025.

JENNIFER MCCURRY
Notary Public
State of Ohio
My Comm. Expires
October 29, 2029

Notary Public
Signature of person taking acknowledgment

Doc # 20250075447

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9/23/2025 12:44:40 PM

SCANNED

Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees 29.00

Recorded via Mail

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.

COUNTY CLERK OF EL PASO COUNTY TEXAS

Delia Briones

EL PASO COUNTY, TEXAS

Receipt# 0001909151

County Clerk
Delia Briones
500 E. San Antonio Rm.105
El Paso, Texas 79901-4859

DUPLICATE RECEIPT
Printed By: L.Mendez

Opr - Mail
Official Public Records
qty: 1 pgs: 2 nf: 2
doc#: 20250075447

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: L.Mendez
Name: BRINVEST LLC
Notes: NO PHONE # SAE

Check#: 9013
Secure Paper: NO SECURE BARCODES

Date Entered: 9/23/2025 12:44 PM
Date Printed: 9/23/2025 12:45 PM