

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




CUSTOMER		TRANSACTION INFORMATION	
Submitted By: BRINVEST LLC		Receipt #	31231
, TX		Transaction #	96288
		Transaction Type:	Official Records
		Cashier By:	kmunoz1
		Cashier Date:	08/28/2025 02:56:01 PM
		Print Date:	08/28/2025 02:56:22 PM

DEED, DOC# 122167 (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 3134	\$29.00
Total Payment:	\$29.00
Change:	\$0.00

Payment Comment: REC FEE 21157

BREWSTER COUNTY Sarah Vasquez Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 122167 Book: 0471 Page: 0324 RECORDED DATE: 08/28/2025 02:56:01 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 96288 - 1 Doc(s) Document Page Count: 2 Operator Id: kmunoz1
RETURN TO: ()	SUBMITTED BY: BRINVEST LLC , TX
<p>DOCUMENT # : 122167 RECORDED DATE: 08/28/2025 02:56:01 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:
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 Hotchkiss II

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:

South Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section (Survey) 14, Block CS, as shown by Plat Records in Volume 3, Page 21 of the Map Records of Brewster County, Texas, being 21 acres, more or less, also known as Tract 6240.

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: 21157

Geographic ID: 820000000014062400

Grantor Signatures:

DATED: 8/19/2025

John Hotchkiss II
John Hotchkiss II
303 Rustic Ln
Saylorsburg, Pennsylvania, 18353

STATE OF PENNSYLVANIA, COUNTY OF MONROE, ss:

On this 19 day of August, 2025 before me,
John Hotchkiss II, personally appeared John Hotchkiss II, 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.

Commonwealth of Pennsylvania - Notary Seal
Emma Belo, Notary Public
Northampton County
My commission expires August 4, 2029
Commission number 1461054
Member, Pennsylvania Association of Notaries

In witness whereof I hereunto set my hand and official seal.

Emma Belo

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 8/4/29

Notary Address:

418 Roseto Ave.
Roseto, PA