

**SCANNED**

Doc # 20250074760

#Pages 2 #NFPages 2

9/19/2025 2:48:11 PM

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.



*Delia Briones*

EL PASO COUNTY, TEXAS

**El Paso County  
Delia Briones  
County Clerk**

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Instrument Number: 20250074760

r.cobos

Recorded On: 9/19/2025 2:48:11 PM

Number of Pages: 2

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**Examined and Charged as Follows:**

**Total Recording: 29.00**

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\*\*\*\*\*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      20250074760  
Receipt Number        1908240  
Recorded Date/Time:   9/19/2025 2:48:11 PM  
Station:                CCH01-CCK100

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State of Texas  
COUNTY OF EL PASO

I hereby certify 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

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## 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),

- The Catherine and Mark LaCroix Living Trust, Mark D. LaCroix and Catherine G. LaCroix, Trustees

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 Lot 11, Block 361, Unit 31; together with All of Lots 26, 27, 28 and 29 in Block 304 of SHADOW RIDGE ESTATES, Unit No. 25, 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: 60664

Geographic ID: S33502530400260

Property ID: 147697

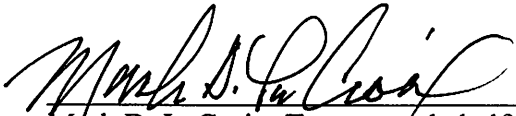
Geographic ID: S33503136100110

Grantor Signatures:

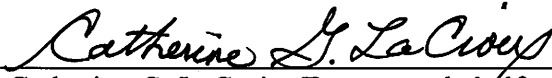
Grantor Signatures:

DATED: 26 Aug 2025

DATED: 26 Aug 2025



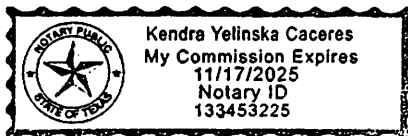
Mark D. LaCroix, Trustee on behalf of  
The Catherine and Mark LaCroix  
Living Trust  
2444 Lakeshore Dr  
Grapevine, Texas, 76051



Catherine G. LaCroix, Trustee on behalf of  
The Catherine and Mark LaCroix  
Living Trust  
2444 Lakeshore Dr  
Grapevine, Texas, 76051

STATE OF TEXAS, COUNTY OF TARRANT, ss:

This instrument was acknowledged before me on this 26 day of August, 2025 by Mark D. LaCroix and Catherine G. LaCroix on behalf of The Catherine and Mark LaCroix Living Trust.



Kendra Yelinska Caceres.  
Notary Public

Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 11-17-2025

Receipt# 0001908240

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

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Opr - Mail

Official Public Records

qty: 1 pgs: 2 nf: 2

doc#: 20250074760

Archive Fee 10.00

Rec Mgmt & Preservation Fee 10.00

Recording Fee 9.00

29.00

Total Transactions: 29.00

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Total Cash: 0.00

Total Check: 29.00

Total Credit/Debit: 0.00

Total Charge Account: 0.00

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Total Paid: 29.00

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Change Due: 0.00

Cashier: r.cobos

Name: BRINVEST LLC

Notes: SAE

Check#: 9000

Date Entered: 9/19/2025 2:48 PM

Date Printed: 9/19/2025 2:48 PM