

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 Neary,

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 Hudspeth, State of Texas:

Legal Description:

**Tract(s) # 21, Section 21, Block 38 Unit 529, Survey PSL TWP (if applicable) N/A,
HUDSPETH COUNTY, TEXAS. A total of: 20 acres.**

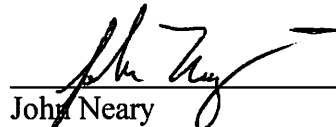
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 69641

Geographic ID: S951-529-0000-0210

Grantor Signatures:

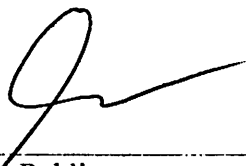
DATED: 09/03/25



John Neary
375 Parkside Ct
Copiague, New York, 11726

STATE OF NEW YORK, COUNTY OF SUFFOLK, ss:

On the 3rd day of September in the year 2025, before me, the undersigned, personally appeared John Neary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public
Signature of person taking acknowledgment

Ian J Kelley
Notary Public, State of New York
Reg. No. 01KE6295276
Qualified in Suffolk County
Commission Expires 12/30/2025

Mary

Title (and Rank)
My commission expires 12/30/25

Brenda Sanchez
HUDSPETH COUNTY CLERK



P.O. BOX 58
Sierra Blanca, TX 79851
PHONE (915) 369-2301

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 00000161528
FILED FOR RECORD ON : 9/15/25 5:19 PM
SUBMITTER: BRINVEST LLC
RETURN TO:

Book: Page:
of Pages: 3

BILLY ROGERS
P.O. BO 54902
HURST, TX 76054

I hereby certify that this instrument was FILED in file number Sequence
on the date and at the time stamped here on by me and was duly
RECORDED in the Official Public Records of Hudspeth County, TX.

Brenda Sanchez

County Clerk, Hudspeth County, Texas

BY: *Samanda Cuantls*

Deputy

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

Brenda Sanchez
Hudspeth County Clerk
P.O. BOX 58
Sierra Blanca, TX 79851



PAYMENT RECEIPT

Receipt Number:29192

Name: BRINVEST LLC

Status: Active

Notes:

Date Entered: 09/15/2025

Check Number(s): 9008

Category	Product	Quantity	Pages	NF Pages	Document Number
Official Public Records	OPR Recording	1	2	1	00000161528

Fee	Sub Amount	Subtotal
ClkRecording Fee	\$ 9.00	
Clk RMF	\$ 10.00	
Archive	\$ 10.00	
		\$ 29.00

Total Transactions: \$ 29.00

Cash:	\$0.00
Checks:	\$ 29.00
Credit:	\$0.00
Charges:	\$0.00
Direct Deposit:	\$0.00
Refund Check:	\$ 0.00
Money Order	

Total Paid: \$ 29.00

Change Due: \$ 0.00