

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20250069578

r.cobos

Recorded On: 9/3/2025 12:29:44 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 20250069578
Receipt Number 1902574
Recorded Date/Time: 9/3/2025 12:29:44 PM
Station: CCH01-CCK100



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

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),

- Felino S. Tubianosa,

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 22 and 23 in Block 3 of MOUNTAIN SHADOW ESTATES Unit No. 78, 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: 27181
Property ID: 134020

Geographic ID: M83107800300230
Geographic ID: M83107800300220

Grantor Signatures:

DATED: 08/25/2025

Felino S. Tubianosa
Felino S. Tubianosa
120 Morris Dr
East Meadow, New York, 11554

STATE OF NEW YORK, COUNTY OF NASSAU, ss:

On the 25 day of August in the year 2025, before me, the undersigned, personally appeared Felino Tubianosa, 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.

THOMAS O'SULLIVAN
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
REGISTRATION NO. 010 0030850
COMMISSION EXP: NOV 12, 2028

T. J. S. Sullivan
Notary Public
Signature of person taking acknowledgment
Notary Public State of New York
Title (and Rank)

My commission expires Nov 12, 2028

Doc # 20250069578

#Pages 2 #NFPages 2

9/3/2025 12:29:44 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

SCANNED

Doc # 202500276
Hague, David
00000000000000000000
First Name
Last Name
Date of Birth
County Clerk

Received via Mail

1. This is a true and correct copy of the original document as it appears in the public records of the County of [County Name], State of [State Name].
2. This document is a true and correct copy of the original document as it appears in the public records of the County of [County Name], State of [State Name].

[Signature]



CLERK OF COUNTY CLERK

Receipt Number 0001902574

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

Official Public Records

Opr - Mail

Quantity: 1 Pages: 2 No File Pages:2

20250069578

Archive Fee	1	10.00
Rec Mgmt & Preservation Fee	1	10.00
Recording Fee	1	9.00
		29.00

Total Cash	0.00
Total Check:	29.00
Total Credit/Debit:	0.00
Total Charge Account:	0.00

Total Paid:	29.00
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Change Due:	0.00
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Cashier: r.cobos

Name: BRINVEST LLC SAE

Notes: BRINVEST LLC SAE

Date Entered: 9/3/2025 12:29:44 PM

Date Printed: 9/3/2025 12:29:54 PM

Checks 3146