

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20250071251

ma.mendez

Recorded On: 9/9/2025 11:21:02 AM

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	20250071251
Receipt Number	1904395
Recorded Date/Time:	9/9/2025 11:21:02 AM
Station:	CCH01-CCK106



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),

- John C. Ward and Diana K. Ward, a married couple

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 and 15 in Block 18 of SHADOW RIDGE ESTATES Unit No. 1, 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: 138807

Geographic Id: S33500101800130

Grantor Signatures:

DATED: 8/26/2025

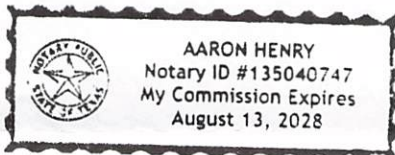
DATED: 8/26/2025

John C. Ward
John C. Ward
31 Wick Willow Dr
Montgomery, Texas 77356

Diana K. Ward
Diana K. Ward
31 Wick Willow Dr
Montgomery, Texas 77356

STATE OF TEXAS, COUNTY OF MONTGOMERY, ss:

This instrument was acknowledged before me on this 26th day of August, 2025 by John C. Ward and Diana K. Ward.



[Signature]

Notary Public
Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 08/13/2028

Doc # 20250071251

#Pages 2 #NFPages 2

9/9/2025 11:21:02 AM

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.



Delia Briones

EL PASO COUNTY, TEXAS

Receipt# 0001904395

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

Opr - Mail

Official Public Records

qty: 1 pgs: 2 nf: 2

doc#: 20250071251

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: ma.mendez

Name: BRINVEST LLC

Notes: 214-566-7711

Check#: 3161

Date Entered: 9/9/2025 11:21 AM

Date Printed: 9/9/2025 11:21 AM