

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20250077969

ma.mendez

Recorded On: 10/1/2025 8:27:48 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 20250077969
Receipt Number 1911778
Recorded Date/Time: 10/1/2025 8:27:48 AM
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),

- Ronald G. Schnell and Catherine R. Schnell,

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 1,2 and 3 in Block 194 of SHADOW RIDGE ESTATES Unit No. 16, 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: 173259

Geographic ID: S33501619400010

Grantor Signatures:

DATED: 8/17/25

DATED: 8/17/25

Ronald G. Schnell

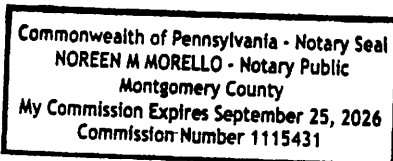
Ronald G. Schnell
2120 Carol Ln
Norristown, Pennsylvania 19401

Catherine R. Schnell

Catherine R. Schnell
2120 Carol Ln
Norristown, Pennsylvania 19401

STATE OF PENNSYLVANIA, COUNTY OF MONTGOMERY, ss:

On this 17th day of September, 2025, before me,
NOREEN M. MORELLO, personally appeared Ronald G. Schnell and Catherine R. Schnell, 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.



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

Noreen M. Morello

Notary Public

Signature of person taking acknowledgment

NOTARY PUBLIC

Title (and Rank)

My commission expires Sept. 25, 2026

Notary Address:

401 W Wood St
Norristown, PA 19401

Doc # 20250077969

#Pages 2 #NFPages 2

10/1/2025 8:27:48 AM

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

Receipt# 0001911778

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#: 20250077969

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: 972-741-5167

Check#: 9020

Date Entered: 10/1/2025 8:27 AM

Date Printed: 10/1/2025 8:27 AM