

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20250076837

E.Obeso

Recorded On: 9/26/2025 2:58:57 PM

Number of Pages: 2

Examined and Charged as Follows:

Total Recording: 58.00

*****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 20250076837
Receipt Number 1910611
Recorded Date/Time: 9/26/2025 2:58:57 PM
Station: CCH01-CCK099



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),

- George Timothy Wanninger,

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 156 in Block 584 of MOUNTAIN SHADOW ESTATES, Unit No. 75, 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.

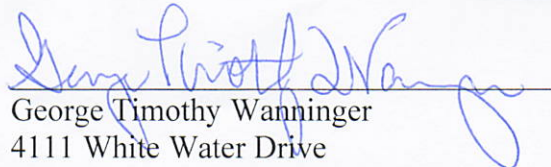
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 408988

Geographic ID: M83107558401560

Grantor Signatures:

DATED: 9-17-2025

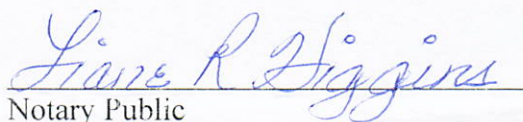


George Timothy Wanninger
4111 White Water Drive
Saint Charles, Missouri, 63304

STATE OF MISSOURI, COUNTY OF ST. CHARLES, ss:

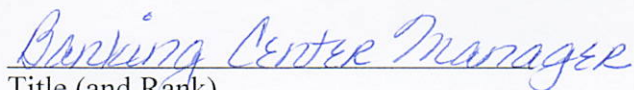
On this 17 day of September, 2025, before me personally appeared George Timothy Wanninger, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.





Notary Public

Signature of person taking acknowledgment



Title (and Rank)

My commission expires 07-25-2026

Doc # 20250076837

#Pages 2 #NFPages 2

9/26/2025 2:58:57 PM

Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees 29.00

SCANNED

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