

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20260026344

ma.mendez

Recorded On: 4/1/2026 3:04:12 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 20260026344
Receipt Number 1970494
Recorded Date/Time: 4/1/2026 3:04:12 PM
Station: CCH01-CCK108



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),

- Neil A. Cummings and Kathleen L. Cummings,

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 Lot(s) 24,25 and 26 in Block 176 of MOUNTAIN SHADOW ESTATES Unit No. 23, 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: 338099

Geographic ID: M83102317600240

Grantor Signatures:

DATED: 3/11/2026

DATED: 3-11-2026

Neil A. Cummings
Neil A. Cummings
12916 65th PI W
Edmonds, Washington 98026

Kathleen L. Cummings
Kathleen L. Cummings
12916 65th PI W
Edmonds, Washington 98026

STATE OF WASHINGTON, COUNTY OF SNOHOMISH, ss:

On this 11th day of March, 2026 before me personally appeared Neil A. Cummings and Kathleen L. Cummings, 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.

Michael Hunsinger
Notary Public
Signature of person taking acknowledgment

Michael Hunsinger
Title (and Rank)

My commission expires 10/28/2026

Notary Address:

13423 64th Ave W
Edmonds, WA 98026



Doc # 20260026344

#Pages 2 #NFPages 2

4/1/2026 3:04:12 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

Receipt# 0001970494

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#: 20260026344

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#: 9061

Date Entered: 4/1/2026 3:04 PM
Date Printed: 4/1/2026 3:04 PM