

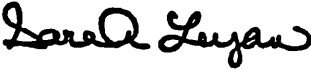


BREWSTER COUNTY Sarah Lujan Brewster County Clerk P.O. Drawer 119 Alpine, TX, 79831 Phone: 432-837-3366	DOCUMENT #: 123264 Book: 0479 Page: 0623 RECORDED DATE: 03/31/2026 02:06:17 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 5
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 101117 - 1 Doc(s) Document Page Count: 4 Operator Id: kmunoz1	
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<p>DOCUMENT # : 123264 RECORDED DATE: 03/31/2026 02:06:17 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Sarah Lujan Brewster County Clerk </div> </div>		

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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: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Effective Date: **March 21, 2026**

Grantor: **JIM PETERSON**

Grantor's Mailing Address: **PO Box 1436
Oceanside, CA 92051-1436
San Diego County, California**

Grantee: **BRINVEST LLC**

Grantee's Mailing Address: **PO Box 54902
Hurst, TX 76054-4902
Tarrant County, Texas**

Consideration: **Cash and other valuable Consideration**

Property (including any improvements):

Tract C-163, being 5 acres, more or less, out of Section 2, Block CS, as shown on Plat record filed in Volume 3, Page 25 & 26, of the Map Records of Brewster County, Texas; and

Tract 2238 being the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section (Survey) 28, Block G-12, G.C. & S.F. RR. Original Grantee, being 40 acres, more or less, Brewster County, Texas; and

Tract 2643 being the North Half (N/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section (Survey) 4, Block G-12, G.C. & S. F. RR. Co. Original Grantee, being more properly described in Book 185, Page 643, Doc. #71840 of the Deed Records of Brewster County, Texas, being 20 acres, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to Restrictions as shown in Volume 173, Page 213, Volume 198, Page 706, and Volume 217, Page 195, Deed Records; and in Volume 18, Page 526, and Volume 186, Page 546, Official Public Records of Brewster County, Texas.

Subject to Ownership of Easements, Rights to Dedicate Roads and Mineral Interests in, on and under Property located within Brewster County, Texas.

Subject to terms, conditions, reservation and provisions contained in Deed from Terramar Corporation to James R. Harvey and wife, June C. Harvey, dated July 30, 1974, and recorded in Volume 186, Page 63, Deed Records of Brewster County, Texas.

Subject to terms, conditions, reservation and provisions contained in Deed from Terramar Corporation to Barry Lynn Santo and wife, Eloise A. Santo, dated March 31, 1976, and recorded in Volume 209, Page 543, Deed Records of Brewster County, Texas.

Subject to terms, conditions, reservation and provisions contained in Deed from Terramar Corporation to Annie Pearl Cox, dated November 24, 1975, and recorded in Volume 210, Page 1, Deed Records of Brewster County, Texas.

Assignment and Easement from Terramar Corporation to Property Owners Association of Terlingua Ranch, dated December 29, 1976, recorded in Volume 200, Page 119, Deed Records of Brewster County, Texas.

Agreement, Great Western Corporation as owner, establishing the Terlingua Ranch Maintenance Association by instrument dated November 1, 1970, recorded in Volume 173, Page 213, Amended in: Volume 217, Page 195, Volume 260, Page 618, Deed Records of Brewster County, Texas; and Volume 18, Page 526, Volume 116, Page 111; Volume 127, Page 299; Volume 186, Page 545; Volume 186, Page 546, Official Public Records of Brewster County, Texas.

Easement from Property Owners Association of Terlingua Ranch to Big Bend Telephone Co., Inc., dated September 24, 1985, recorded in Volume 266, Page 235, Deed Records of Brewster County, Texas.

Subject to the Assignment of Easements and Rights executed by Terramar Corporation, and Property Owners Association of Terlingua Ranch, Inc, dated November 10, 2006 and recorded November 27, 2006, Volume 207, Page 418, Official Public Records of Brewster County, Texas.

Subject to Clarification of Interests Conveyed by and Between Terramar Corporation and Boundary Oil Company, dated October 26, 2016 and filed November 1, 2016 in Volume 329, Page 116, Official Public Records of Brewster County, Texas.

First Amendment to the Agreement between Property Owners Association of Terlingua Ranch, Inc., and Terlingua Land Sales, Inc., and Ray Trammel, individually, dated May 2, 2017, filed for record May 8, 2017, recorded in Volume 337, Page 310, Official Public Records of Brewster County, Texas.

Assignment of Non-Exclusive Ingress and Egress Rights to the Property Owners Association of Terlingua Ranch, Inc., dated October 30, 2017, filed for record November 7, 2017, recorded in Volume 345, Page 264, Official Public Records of Brewster County, Texas.

Assignment of Non-Exclusive Ingress and Egress Rights to the Property Owners Association of Terlingua Ranch, Inc., dated October 30, 2017, filed for record on November 7, 2017, recorded in Volume 345, Page 268, Official Public Records of Brewster County, Texas.

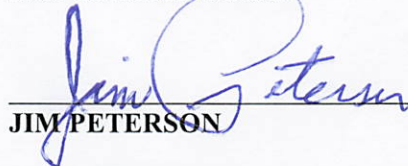
Subject to the Dark Sky Order of the Brewster County Commissioners Court Governing Outdoor Lighting, effective May 26, 2021 and adopted May 26, 2021, recorded in Commissioners Court Minutes of Brewster County, Texas.

Subject to validly existing easements and rights-of-way, whether of record or not; mineral interests outstanding in persons other than Grantor; and taxes for 2026, which have been prorated and adjusted in cash as of the date hereof, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED by Grantor on **March 21**, 2026, to be effective as of the Effective Date.



JIM PETERSON

[THE ACKNOWLEDGMENT FOLLOWS]

