

Receipt Number 0002023367

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

Official Public Records

Opr - Mail

Quantity: 1 Pages: 2 No File Pages:1

20260072244

Archive Fee	1	10.00
Rec Mgmt & Preservation Fee	1	10.00
Recording Fee	1	9.00
		29.00

Total Cash	0.00
Total Check:	29.00
Total Credit/Debit:	0.00
Total Charge Account:	0.00

Total Paid:	29.00
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Change Due:	0.00
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Cashier: J.DeRouen

Name: BRINVEST LLC

Notes: 972-741-5167

Date Entered: 8/26/2026 8:52:19 AM

Date Printed: 8/26/2026 8:52:21 AM

Checks 9096

**El Paso County
Delia Briones
County Clerk**

Instrument Number: 20260072244

J.DeRouen

Recorded On: 8/26/2026 8:52:19 AM

Number of Pages: 2

NF Pages: 1

*****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 20260072244

Receipt Number 2023367

Fees \$29.00



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

A handwritten signature in cursive script that reads "Delia Briones".

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),

- Joe R. Sargeant and Maureen L. Sargeant.

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 129 and 130 in Block 61 of MOUNTAIN SHADOW ESTATES Unit No. 8 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: 186553

Geographic ID: M83100806101290

Grantor Signatures:

DATED: 8/11/2026

DATED: 8/11/2026

Joe R Sargeant
Joe R. Sargeant
14231 Pasco Montra Rd
Anna, Ohio 45302

Maureen L Sargeant
Maureen L. Sargeant
14231 Pasco Montra
Anna, Ohio 45302

STATE OF OHIO, COUNTY OF SHELBY, ss:

Before me, a Notary Public (or justice of the peace) in and for said county, personally appeared the above named Joe R. Sargeant and Maureen L. Sargeant, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have hereunto subscribed my name at Chapel Hill, this 11th day of August, 2026.

[Signature]

Notary Public

Signature of person taking acknowledgment



BRYAN FRANCIS
Notary Public
State of Ohio
My Comm. Expires
October 30, 2027

SCANNED

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the office of the Secretary of State of the State of Ohio.

Notary Public for Ohio

Notary Public for Ohio

DATE: 8/1/2022

[Signature]

Notary Public for Ohio

My Comm. Expires

Notary Public for Ohio

My Comm. Expires

STATE OF OHIO COUNTY OF []

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the office of the Secretary of State of the State of Ohio.

[Signature]

Notary Public for Ohio

My Comm. Expires

[Signature]

BRYAN FRANCIS
Notary Public
State of Ohio
My Comm. Expires
October 30, 2023

