

REC NO: 212758

Ward County, Texas
Denise Valles, County Clerk
400 S. Allen Suite 101
Monahans, Texas 79756
(432) 943-3294



DATE : 09/02/2026

TIME : 09:27am

YOUR CASHIER WAS: JSAUCEDA

REGISTER NO : JS

RECVD FROM: BRINVEST LLC

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS DICT AL		2026-3433	4	\$ 37.00
TOTAL FEES PAID				\$ 37.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 37.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 37.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 37.00
TOTAL FEES PAID	\$ 37.00

CHANGE DUE BACK \$ 0.00

---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 9100 \$ 37.00

REC NO. 212758 CLOSED

Thank you
Denise Valles
County Clerk

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),

- Jim Peterson,

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 Ward, State of Texas:

Legal Description:

Lot 22 out of Section 59, Block 33, H & TC RR Co Survey, Ward County, Texas, 5.1 acres +/-

Parcel ID: 705681

Geographic ID: 08033-00059-00100-002200

E1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 179, BLOCK 34, H & TC SURVEY, 20

ACRES +/-

Parcel ID: 705991

Geographic ID: 08034-00179-00200-000300

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.

Grantor Signatures:

DATED: AUGUST 25, 2026

Jim Peterson - AKA James Peter
Jim Peterson
PO BOX 1436
Oceanside, California, 92051

A notary public or other officer completing this certificate verify only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On _____ before me, _____, personally appeared Jim Peterson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their

signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEE ATTACHED (Notary Seal)
Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

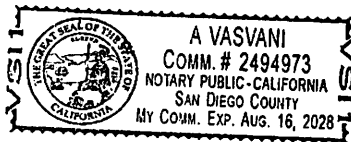
State of California)
County of San Diego)

On Aug 25, 2026 before me, A. Vasvani, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared: JAMES PETERSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

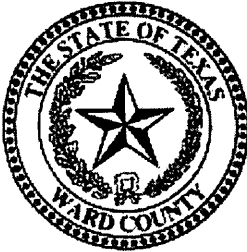
Signer Is Representing: _____

FILED FOR RECORD
DENISE VALLES - COUNTY CLERK
WARD COUNTY, TEXAS

INST NO:2026-3433

FILED ON: SEPTEMBER 2, 2026 AT 9:27am
THE INSTRUMENT CONTAINED 5 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF WARD



I, Denise Valles, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 2nd day of September 2026 at 9:27 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2026-3433, 5 Pages

A handwritten signature in black ink that reads "Denise Valles".

Denise Valles, County Clerk

Julia Saucedo

Deputy Clerk

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

BRINVEST LLC
BILLY ROGERS
PO BOX 54902
HURST, TX 76054

Instrument Amount: \$37.00