**Rohde Estate – Offer requirements**

This is an Estate property being handled by a Dependent Administrator. See below for special requirements and information regarding the sale of this tract. Court approval required

**Seller to be listed as** “As identified in the attached Addendum for Special Provisions, Par. A”

**Tract#\_\_\_\_\_LEGAL:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ADDRESS:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**LISTING PRICE:** $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Earnest Money and Title/Closing through: for Washington and Fayette County properties**

Texas Country Title

204 S Market St

Brenham, TX 77833

(979)251-7064 Brenham office

(979)567-0345 Caldwell office

Erica Medina, Escrow Officer/Closer

Erica.m@texascountrytitle.com

Files are already open – GF# \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seller will provide title insurance and **SPECIAL WARRANTY DEED**

**Property is conveyed “AS IS” – as described in the attached addendum**

Seller does not have a current survey and will **NOT** pay for a survey.

Seller will **NOT**  convey any of the mineral estate (see Addendum for Reservation Of Oil, Gas, Minerals)

**NOTICES to seller at:**

Cadence Bank, Dependent Administrator,

Estate of Norris Rohde, Attn: Nancy Sosa

901 S Mopac Expwy, Bldg 5, Ste 250

Austin, TX 78746

512-872-2780 office

512-872-2712 fax

nancy.sosa@cadencebank.com, anna.mendez@cadencebank.com, angie.scallan@cadencebank.com

**Seller’s Attorney**:

Katy Lumpkin, Bickerstaff Heath, Delgado Acosta

3711 S Mopac Expwy, Bldg 1, Ste 300

Austin, TX 78746

512-472-8021 office

512-636-3825 cell

512-320-5638 fax

klumpkin@bickerstaff.com

Be certain to include and have buyer acknowledge the Addendum for Special Provisions and the Addendum for Reservation of Oil Gas & Other Mineral. Both these items must be attached and submitted with all written offers. Accepted offers are subject to final Court Approval.

**LISITING AGENT:** Cunningham Real Estate – Karen S Gray, Agent LIC: 0480298 (979)777-3960 karen@cunninghamrealestate.com

James D Cunningham, Broker LIC: 0309111 1205 S Market St – Hearne, TX 77859 (979)279-2757 office

**Buyer Agent Fee: 2%**