

OFFER INSTRUCTIONS

for

1009 CR 412, Chilton

Addendum

This property is being sold by an Estate and closing cannot occur without court approval. To show that this has been communicated and agreed to by all parties, the TREC One to Four Family Residential Contract will need an Addendum that does two things:

1. Modify Paragraph 9, Section A of the Contract to read as follows:

The closing of the sale will be on or before _____, 2026, or within 7 days after objections made under Paragraph 6D have been cured or waived, **or within 7 days of entry of a Decree of Sale for Real Property in the Estate of Raymond Carman Barnhardt, Deceased, Cause No. 8928, currently pending in the County Court of Falls County, Texas.**

2. Modify Paragraph 9, Section B, Subsection (1) of the Contract to read as follows:

Seller shall execute and deliver a **special warranty** deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.

Broker Information Page

To aid you in filling out the Broker Information on your offers:

LISTING BROKER INFO

Keller Williams Realty - Waco
License No #9003002

LISTING AGENT

Alicia Trotter
License No #623917
atrotter@kw.com
Cell (479) 234-0200

LICENSED SUPERVISOR

Kerri Humble
License #693930

BROKER CONTACT INFO

3701 W. Waco Dr
Waco, TX 76710
254-751-7900