



COMMERCIAL CONTRACT TERMINATION NOTICE

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TO: Jefferson County Texas, ☐ Buyer ☒ Seller
 FROM: Clark C. Shofner, ☒ Buyer ☐ Seller
 RE: The contract concerning the Property at 17.97 Acres on Viterbo Road, ,
 dated March 25, 2019 (effective date of contract).

Check all that apply.

- ☒ A. Buyer notifies Seller that Buyer terminates the contract in accordance with Paragraph 7B of the contract and requests the escrow agent to refund the earnest money to Buyer in accordance with the terms of the contract.
- ☐ B. The contract is terminated in accordance with Paragraph _____ of the contract.
- ☒ C. Attached to this notice is a release of earnest money executed by the undersigned instructing the escrow agent to release the earnest money. (Attach TXR-1904 Release of Earnest Money or other form.)
- ☒ (1) After you and your broker (if applicable) sign the release, please return it to the following person who will deliver it to the escrow agent and request that the escrow agent disburse the earnest money accordingly:
- Name: Lee Y. Wheeler, III
- Address: 400 Neches Street, Beaumont, TX. 77701
- ☐ (2) You may deliver the release to the escrow agent and request the escrow agent to disburse the earnest money accordingly.
- ☐ D. Other:

ATTEST _____
 DATE _____

By: Clark C. Shofner

DocuSigned by:
 By (signature): Clark C. Shofner
 Printed Name: Clark C. Shofner
 Title: _____ Date: 6/19/2019 17:42 CDT

By: Jefferson County, Texas

By (signature): [Signature]
 Printed Name: Jeff R. Branick
 Title: County Judge Date: August 12, 2019

(TXR-1939) 1-26-10

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RELEASE OF EARNEST MONEY

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RELEASE OF EARNEST MONEY BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

17.97 Acres on Viterbo Road, ,

NOTICE: This form provides for the release of the parties, brokers, and title companies from all liability under the contract (not just for disbursement of earnest money). Do not sign this form if it is not your intention to release all the persons signing this form from all liability under the contract. **READ THIS RELEASE CAREFULLY.** If you do not understand the effect of this release, consult your attorney **BEFORE** signing.

- A. The undersigned Buyer and Seller release each other, any broker, title company, and escrow agent from any and all liability under the aforementioned contract.
- B. The undersigned direct Texas Regional Title Company (escrow agent) to disburse the earnest money as follows:

\$ 1,500.00 to Jefferson County Texas
 \$ 1,000.00 to Clark C. Shofner
 \$ _____ to _____
 \$ _____ to _____

Buyer _____ Date _____
 DocuSigned by: Clark C. Shofner 6/19/2019 | 17:42 CDT
 Buyer Clark C. Shofner Date _____
 Address: 14103 FM 777
Jasper, TX 75951-7377

Seller _____ Date _____
 Seller Jeff R. Branick August 12, 2019
 Address: 1149 Pearl Street, 1st FL
Beaumont, TX 77701

Other/Cooperating Broker _____

KenWheel, Inc dba Wheeler Commercial
 Broker Listing/Principal Broker

By _____ Date _____
 Address: _____

By _____ Date _____
 DocuSigned by: 7A9660832470489... 6/20/2019 | 08:25 CDT
 Address: 400 Neches
Beaumont, TX 77701