

To Realtors and their clients interested in

93 Dobkin Place, Simi Valley, CA 93001

This property is a Probate, being sold on behalf of the decedent's Special Needs Trust

Los Angeles County Superior Court Case Number BP 124091

THIS SALE REQUIRES COURT CONFIRMATION

All offers must include:

- PURCHASE FORMS– completed, fully signed and initialed by all parties
- Active acknowledgment of facts contained in the two death certificates – neither Mrs. Anna Elaine Bryant nor her son/heir Mr. Emmitt Bryant died in the property
- Copy of the (minimum) 10% deposit check –
 - payable to THE SPECIAL NEEDS TRUST OF ANNA ELAINE BRYANT
 - upon acceptance cashier's check to be presented within 24 hours
- Copies of recent evidence of satisfactory funds to close – letter of credit, bank, and/or brokerage statements issued (within 60 days) of the initial offer - English language from a US based organization
- Additional FORMS as dictated by offer
- Motivation letters from the Buyer's/Realtors will not influence the Trustee's selection
- The Seller is: The Special Needs Trust of Anna Elaine Bryant, by: Patricia L. Barr, Trustee
- Please email the offer and related documents to: Daniel Jordinelli – jordinelli@earthlink.net

As a consideration to Buyer(s), death certificates issued in 2025 and 2026, physical inspection, permits, zoning clarification and preliminary title report (will be used in this transaction) are available for review. The Buyer is urged to conduct their own investigations to satisfy themselves on the condition and suitability of the property.

Reports: current and formerly issued - are provided as a courtesy; Trustee and related parties are not responsible for their content or correctness.

This property is sold as-is. The Trust is not legally obligated to make any repairs, corrective work, termite repairs/completion and/or retrofitting or other known or unknown work on the property.

Offers will be reviewed at the Trustee's discretion. Please note that response time from the Trustee is three business days. She reserves the right to accept any offer based on her sole knowledge of the needs and requirements of the Trust. She will not consider any incomplete offers – no exception. The Trustee will accept the offer best suited for the Trust, advance the accepted offer to her attorney for court mandated notices to schedule the required hearing. The notice process is fifteen days. Details and location for the required court hearing will be shared when available.

Escrow will be opened within 24 hours of court confirmation and must close within 30 days. There will be no exceptions or extensions to closing date. Zemrus Escrow (Pasadena) will be processing this transaction.