

1936, together with interest on deferred payments at the rate of six per centum per annum from August 23rd, 1935; the interest due to be paid at the same time of the payment of the principal payments.

It is understood and agreed by and between said parties hereto that said party of the second part shall pay all taxes due at the date hereof, and forward, or cause to be forwarded, to said parties of the first part a receipt from the County Treasurer of Sublette County, Wyoming, as evidence that said taxes now due have been paid, and that said party of the second part shall pay all taxes hereafter levied upon said promises before the same become delinquent.

It is further understood and agreed by and between said parties hereto, that said party of the second part shall repair, and keep in a suitable living condition, that one certain two room dwelling house now situate on said premises. And, in case of failure of said party of the second part to make any one or more of said payments, or failure to perform any of the covenants herein agreed to by him to be made, kept and performed, than this agreement may be forfeited and determined at the election of said parties of the first part upon giving to said party of the second part thirty days notice of intention so to do, and in case of such election the said party of the second part shall have said period of thirty days within which to comply with the terms hereof, and in the event of his failure to comply with the provisions of this contract on his part to be performed within said thirty days period, than, and in that event, said party of the second part shall forfeit all payments made, and the said parties of the first part shall retain all payments so made by said party of the second part as liquidated damages and in full satisfaction for any and all damages they may have sustained.

It is mutually agreed, that if at any time the same shall be forfeited and determined in the manner above provided, the parties of the first part shall have the right to re-enter and take immediate possession of said premises, and the whole thereof, and in that event, the party of the second part hereby agrees to immediately surrender and deliver up said above described premises peaceably to said parties of the first part, and if said party of the second part shall remain in possession of said premises after such termination, said party of the second part shall be deemed guilty of forcible detainer of said premises under the statute, and shall be subject to eviction and removal forceable or otherwise, with or without process of law.

And, it is further mutually agreed that all the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

It is further understood and agreed by and between said parties hereto that said party of the second part shall have immediate possession of said above described premises upon the execution of this agreement.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals the day and year first above written.

Nell Fawcett
WITNESS TO FIRST PARTIES

Geo. E. Rice
WITNESS TO SECOND PARTY.

THE STATE OF COLORADO,)
COUNTY OF DENVER.) SS.

Pauline L. Rowe (SEAL)

Harry A. Rowe (SEAL)
Parties of first part,

George Patrick (SEAL)
Party of second part.

I, George E. Rice, a Notary Public, in and for said county, in the State aforesaid, do hereby certify that said Harry A. Rowe, personally known to me as the person whose name is subscribed to the annexed instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth, and expressly waived and released all right, title and benefit of exemption under any and all Homestead Exemption Laws, so called, of said State of Wyoming.

And I further certify that Pauline L. Rowe, wife of the said Harry A. Rowe, was by me first examined separate and apart from her said husband in reference to the signing and acknowledging such instrument, and the nature and effect of said instrument being explained to her by me, and that she being by me fully apprised of her right and of the effect of signing and acknowledging said instrument, did sign the same while so separate and apart from her said husband and did then acknowledge that she freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all her rights and advantages under and by virtue of all laws of said State of Wyoming relating to the Exemption of Homesteads.

Given under my hand and Notarial Seal this 25 day of September, A. D. 1931.

My Commission expires March 17th, 1934.

(Notarial Seal)

George E. Rice
Notary Public.

No. 9894

Clarence E. Wellman

to

W. E. Sherman

Fees \$1.00

BILL OF SALE

THE STATE OF WYOMING,)
County of Sublette)

I hereby certify that this instrument was filed for record in my office at 3:30 o'clock in the afternoon, on the 20th day of October A.D. 1931, and duly recorded in Book 2 of Miscellaneous at page 539.

C. C. Feltner
County Clerk