

/ and recorded at Pinedale, Sublette County, July 7, 1924,

whose names are subscribed thereto, and acknowledged to me that they executed, signed, sealed and delivered said instrument as their free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

My Commission expires November 6, 1939.

C. R. Axtell, Notary Public.

(NOTARIAL SEAL)

\$1.50 U.S. DOCUMENTARY STAMP cancelled 2-7-38 0.0.0.0.

No. 19689

CONTRACT FOR DEED

Daniel H. Budd, et ux.

THE STATE OF WYOMING
)
County of Sublette)

To

This instrument was filed for record in my office at 9:00 o'clock A.M. on the 10th day of February A.D. 1938, and duly recorded in book 4 of Macs. on page 53.

Cleve Bell

C. C. Feltner, County Clerk.

Fees, \$2.25

By Patricia Murdock, Deputy.

This agreement made and entered into this 11th day of March, A.D., 1929, by and between Daniel H. Budd and Ada Budd, his wife, parties of the first part, and Cleve Bell, party of the second part, all of the County of Sublette, State of Wyoming.

1. The parties of the first part, in consideration of the sum of \$10.00 to them in hand paid, the receipt of which is hereby confessed, and of the covenants and agreements to be performed by the said party of the second part, as hereinafter set forth, hereby agree to sell and convey to the said party of the second part a full and undivided one-half interest in and to that certain piece or parcel and tract of land, situate in Township 32 and 33 North, and Range 113 West of the 6th P.M., in the County of Sublette, and State of Wyoming, and described as follows, to-wit:

Lots 1 and 2, S₂¹NE₄¹, S₂¹NW₄¹, N₂¹SW₄¹, NE₂¹SE₄¹, Section 8,
Lots 3 and 4, S₂¹NW₄¹, NW₂¹SW₄¹, Section 9, Township 32N.,
Range 113 West. S₂¹NE₄¹, SE₂¹, Section 34, Township 33 N.,
Range 113 West of the 6th P.M.

with all buildings and improvements, water and water dykes, and privileges and appurtenances thereunto belonging.

2. Said parties of the first part further covenant and agree with the said party of the second part, that upon the faithful performance by the said party of the second part, of the covenants and agreements by him to be performed, and upon the payments of the several sums of money to be hereinafter mentioned, and at the times and in the manner hereinafter set forth, then the parties of the first part hereby covenant and agree that they will execute and deliver to the party of the second part, a good and sufficient warranty Deed, and thereby convey to the said party of the second part, his heirs and assigns, a good and unencumbered title in fee simple, to a full and undivided one-half interest to the above described premises, with all appurtenances thereunto belonging.

3. The said premises and lands are to be conveyed subject to two certain mortgages thereon, made and executed by Daniel H. Budd, which said mortgages are described as follows:

FIRST, Daniel H. Budd, mortgagor, to Nellie Case, mortgagee, dated February 14, 1923, and duly recorded at Pinedale, Sublette County, May 24, 1923, in Book 2 of Mortgages, page 21, said mortgage being given to secure a loan of \$6,033.34.

SECOND, Mortgage deed from Daniel H. Budd, mortgagor, to The Federal Land Bank of Omaha, mortgagee. Said instrument being executed February 29, 1924, in Book 1 of Mortgages, page 51, to secure a loan of \$5800.00.

4. The party of the second part hereby covenants and agrees to assume all of the obligations imposed upon the above described land, as set out in said mortgages, and pay the same as the remaining consideration of the above mentioned conveyance.

5. It is further mutually covenanted and agreed by and between the parties hereto, that the said party of the second part may immediately enter in and on to the said lands and premises, and remain thereon and cultivate the same as long as he shall fulfill and perform all of the obligations imposed on the mortgagor and above described lands, as set out in said mortgages, and as long as he shall meet all payments as set out therein. But in event that he should fail, neglect or refuse to meet said obligations and payments thereof, then this contract shall immediately become null and void, and the party of the second part shall remain on said lands no longer, otherwise this contract shall remain in full force and effect; that said party of the second part shall have full charge of said place from the date of the signing of this contract, without the interference of the parties of the first part; and none of the crops or the residue from said lands shall be subject to the interference, molestation or disposal by the parties of the first part; That the party of the second part shall be the sole owner of all the crops produced on and from said lands, and the residue thereof; and that he shall apply all monies derived therefrom to the payments of said mortgages, save and except his necessary running expenses from year to year, whatever the same may be.

6. The party of the second part hereby further covenants and agrees with the parties of the first part, that he will pay all taxes that might be lawfully assessed against the above said premises, and that he will pay all running expenses of said place, including any necessary improvements that might be made, harvesting of crops, all labor bills for men and teams, and everything pertaining thereto; and that he will save the parties of the