

And the party of the second part does hereby, for himself and his heirs, executors, administrators and assigns, covenant, promise and agree to and with the said party of the first part, her heirs, executors, administrators and assigns, to pay the balance of the consideration price for said premises, and all taxes and assessments when due, as follows, to-wit:

Sum of \$600.00 at the time of the signing of this agreement and the sum of \$50.00 to be paid on the principal on or before November 1, 1945, and likewise the sum of \$50.00 a month to be paid on the principal on or before the first day of each and every month thereafter until the full principal sum of \$3,500.00, together with interest, shall be paid in full. With the express agreement, however that if the party of the second part shall pay to the party of the first part the full sum of \$3,000.00 on or before March 1, 1946, it shall be considered by said parties and said amount shall be the full purchase price and he shall be entitled to all benefits in this contract contained, the same as if he should have paid the sum of \$3,500.00 in monthly payments as herein stated.

Payable at the office of Jean G. Adney with interest at the rate of 6 per cent per annum from date. Interest payable Semi-annually. If principal or interest is not paid when due, the same to draw 8 per cent interest per annum from maturity until paid.

PROVIDED ALWAYS, and these presents are upon the express condition, that in case of failure of said party of the second part, his heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on his part to be performed, then said party of the first part, her heirs, executors, administrators or assigns, shall have the right to declare this contract void, and thereupon to recover by distress upon the premises or otherwise all the interest which shall have accrued upon this contract up to the day of declaring it void, as rent for use and occupation of said premises; to hold and retain all moneys paid on this contract by said party of the second part, as liquidated damages, and to take immediate possession of the premises; to regard the person or persons in possession on such termination of the contract as tenant or tenants holding over without permission; and to recover all damages sustained by holding over without permission, or by reason of any waste or damage committed or suffered on said premises.

The party of the second part agrees to keep the buildings on said premises insured in a sum not less than \$2,500 Dollars, in favor of and payable to party of the first part, as her interests may appear.

This contract issued in duplicate and not transferable without permission of first party.

In presence of

Jean G. Adney

Rosalie E. Hockett

Rene L. Jacobs

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FOR VALUE RECEIVED, hereby assign unto all right, title and interest in and to the within contract, and I authorize the part of the first part therein to execute a deed to said or to heirs or assigns, when the terms and conditions of this contract are fully complied with.

WITNESS

Consent is hereby given for the above assignment.

STATE OF WYOMING }
} SS.
County of Sublette

On this 6th day of December 1945, before me personally appeared Jean G. Adney, a widow woman, and Rene L. Jacobs to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, 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.

Given under my hand and official seal, this 6th day of December, A.D. 1945.

(DISTRICT COURT COMMISSIONER SEAL)

Rosalie E. Hockett
District Court Commissioner

No. 33425

DECREE

The District Court

THE STATE OF WYOMING }
} SS.

This instrument was filed for record in my office at 3:30 o'clock P.M. on the 11th day of December A.D. 1945 and duly recorded in Book 9 of Miscellaneous on Page 521.

To

County of Sublette

Clarence F. Webb

Helen Atwood, County Clerk.

Fees, \$1.50

IN THE DISTRICT COURT

THE STATE OF WYOMING }
} SS.
COUNTY OF SUBLINTE

THIRD JUDICIAL DISTRICT

IN THE MATTER OF THE DETERMINATION OF THE DATE OF DEATH OF LILLIAN G. WEBB, AND PROCEEDINGS TO ESTABLISH THAT AN ESTATE BY THE ENTIRETIES VESTED SOLELY IN CLARENCE F. WEBB, HER SURVIVING SPOUSE UPON HER DEATH.

Civil No. 471

DECREE

The verified Petition of Clarence F. Webb filed in the above entitled Court, coming on regularly to be heard this 10th day of December, 1945, by the Court, and it being proved to the satisfaction of the Court that notice of the filing of said Petition and of the time set for hearing thereon had been given in the manner and for the time required by law and as ordered by this Court, and oral and documentary evidence having been introduced by said Petitioner, and the Court having heard all the evidence and proof adduced, finds the facts alleged in said Petition to be true; the Court further finds that your Petitioner, Clarence F.