

CONTRACT AND AGREEMENT

This CONTRACT AND AGREEMENT, entered into this 23th day of Apr, 1950, between Joseph F. Sage and Grace M. Sage, hereinafter referred to as Sellers, and Frank D. Ball III, hereinafter referred to as buyer, WITNESSETH:

That the said Frank D. Ball III has agreed to buy, and the said Joseph F. Sage and Grace M. Sage have agreed to sell the following described land under the terms and conditions as hereinafter stated:

"seven hundred twenty (720) acres of land known as the Sage Ranch, located near Big Piney, Wyoming." described as:

SW<sup>1</sup>NE<sup>1</sup>, NW<sup>1</sup>SE<sup>1</sup>, Section 29; T. 30 N. R. 111 W., S<sup>1</sup>NW<sup>1</sup>, SW<sup>1</sup>, S<sup>1</sup>SE<sup>1</sup>, Section 29; NE<sup>1</sup>, N<sup>1</sup>NW<sup>1</sup>, Section 32; W<sup>1</sup>NW<sup>1</sup> Section 33; T. 30 N. R. 111 W., 6th P. M. containing 720 acres.

1. The consideration of the sale and purchase is the sum of \$15,000.00

2. The sellers and buyer mutually agree the amounts and times of payment of the consideration herein shall be the sum of \$3,000.00 down payment upon the execution of this contract and agreement, and the balance to be paid on or before December 1st, 1950.

3. The sellers agree to convey good clear title to the land herein sold on or before December 1st, 1950, and at the time of such conveyance the buyer agrees to execute promissory note for amount then unpaid bearing six per cent per annum interest in accordance with the terms and amounts aforesaid.

4. The sellers agree to surrender possession of the lands herein agreed to sell unto the buyer upon the execution of this contract and agreement.

5. The sellers acknowledge receipt of the sum of \$3,000.00 in hand paid by the buyer, the said sum being the down payment aforesaid.

6. The respective parties hereto mutually covenant and agree that this contract and agreement shall extend to and be binding upon their heirs, executors, or administrators, or assigns.

Signed in the presence of:

Geo G. Hoffer  
Thomas E. Tomita  
Big Piney, Wyoming

Joseph F. Sage  
Seller  
Grace M. Sage  
Seller

Frank D. Ball  
Buyer