

AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HALL COMPANY, OGDEN, UTAH

THIS AGREEMENT, Made and entered into this 24th day of October 1951, by and between Joseph L. Ollivier and Rose M. Ollivier, husband and wife

of Big Piney, Sublette County, State of Wyoming, of the first part, and Clifford R. Daniels and Sophie M. Daniels

of Big Piney, Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 500.00)

Five hundred DOLLARS in hand paid, as part of the purchase money for the real estate hereinafter described, and upon the EXPRESS CONDITION, which is hereby declared a condition precedent, TIME being the ESSENCE of such condition; that the said parties of the second part, their heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on their part to be kept and performed; do hereby for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said parties of the second part by a good and sufficient Warranty Deed, subject, however, to the taxes of A. D. 1951 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit: Commencing at a point three hundred eighty (380) feet north of the southeast corner of the southwest quarter of the northeast quarter (SW₁NE₄) of Section thirty-six (36) in Township thirty (30) north of Range one hundred twelve (112) west of the Sixth Principal Meridian, Wyoming; thence running north from said point of beginning three hundred nineteen (319) feet, thence west two hundred eighty-one (281) feet, thence south three hundred nineteen (319) feet, thence east two hundred eighty-one (281) feet to the point of beginning, containing approximately two acres and 2519 square feet. Together with all improvements thereon or hereditaments or improvements appertaining or belonging thereto.

SOLD FOR Two thousand eight hundred fifty DOLLARS (\$ 2,850.00) and to include all improvements now on said property and such other improvements as may hereafter be placed on said premises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the parties of the second part do hereby, for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to and with the said parties of the first part, their 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:

The sum of Five hundred eighty-seven and 50/100 dollars (\$587.50) on the 1st day of November, 1952, and a like amount on the 1st day of November of each of the years, 1953, 1954 and 1955.

And the parties of the second part have the option of making partial payments of of paying the entire unpaid balance at any time, any such payments however, to operate to pay the debt at an earlier date and not to reduce the amount or defer the due date of any subsequent installments of principal and interest herein contracted to be made.

State Bank of Big Piney

Payable at the office of with interest at the rate of 5 per cent per annum from date. Interest payable 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 part 108 of the second part, their heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on their part to be performed, then said parties of the first part, their 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 part 108 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 parties of the second part agrees to keep the buildings on said premises insured in a sum not less than \$2,350.00 Dollars, in favor of and payable to part 108 of the first part, as their interests may appear.

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

In presence of

Joe C. Hoffat

Joseph L. Ollivier
Clifford R. Daniels
Sophie M. Daniels

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wyoming
County of Sublette

On this 24th day of October 1951, before me personally appeared Joseph L. Ollivier, Rose M. Ollivier, Clifford R. Daniels and Sophie M. Daniels

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 Notarial seal, this 24th day of October, A. D. 1951.

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