

1 Three Thousand and 00/100 Dollars (\$3,000.00) upon the exe-
2 cution and delivery of this Agreement, receipt of which is
3 hereby acknowledged by the Sellers, and the sum of One
4 Thousand and 00/100 Dollars (\$1,000.00) on or before
5 April 15, 1955, together with interest upon the unpaid
6 principal balance at the rate of four percent (4%) per
7 annum, and a like sum on the 15th day of April of each
8 and every year thereafter until said principal sum is
9 paid in full. It is hereby covenanted and agreed between
10 the parties hereto that the Purchaser may make larger
11 payments than those hereinbefore provided or may pay the
12 entire principal balance, together with accrued interest,
13 at any time. It is further understood and agreed that
14 any such larger payments which may be made shall be
15 applied to the payments next coming due and shall serve
16 to defer default of this Agreement by reason of future
17 failure to make payments to the extent of said larger
18 payments theretofore made.

19 4. The Purchaser hereby acknowledges receipt of posses-
20 sion of the aforescribed real property as of April 15, 1954.

21 5. It is further agreed that the general taxes for the
22 year 1954 shall be paid by the Purchaser.

23 6. The Purchaser covenants and agrees that until said
24 purchase price is paid in full, he will keep the improvements he
25 may make upon said real property fully insured against fire, with
26 any and all losses payable to the Sellers or Purchaser, as their
27 interests may appear. The Purchaser further agrees that until said
28 principal sum is paid in full, he will pay, when due, all taxes and
29 assessments levied against said real property.

30 7. The Sellers agree that upon the signing and delivering
31 of this instrument, they will place in Escrow, at the North Side
32 State Bank, Rock Springs, Wyoming, an Abstract of Title of said
real property, a Warranty Deed, properly executed by themselves
transferring and conveying all said real property to the Purchaser,
free and clear of all incumbrances, including a Waiver of Homestead.

33 8. It is mutually agreed by and between the Sellers and
34 the Purchaser that the North Side State Bank, a banking corporation
35 at Rock Springs, Wyoming, shall act as Escrow Agent.

36 9. It is further agreed that said North Side State Bank
37 shall hold said Abstract of Title and Warranty Deed in Escrow until

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WYOMING