

151  
AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HILLS COMPANY, SHERIDAN 24986—GM—12-53

THIS AGREEMENT, Made and entered into this 16 day of June 1954, by and between George D. Rowland and Marguerite L. Rowland, husband and wife

of Pinedale, Sublette County, State of Wyoming, of the first part, and Merle C. Widick and Hazel F. Widick

of Pinedale, Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the part 1es of the first part, for and in consideration of the sum of (\$ )

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 part 1es 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 part 1es of the second part by a good and sufficient Warranty Deed, subject, however, to the of the taxes of A. D. 1954 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Lots 15 and 16 in Block 8, of Patterson's First Addition to the Town of Pinedale, Wyoming, and

Lots 23 and 24 in Block 3, of the Feltner Addition to the Town of Pinedale, Wyoming, as the same appear on the plat and map thereof of the record in the office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, together with all improvements situate thereon or appurtenant thereto.

SOLD FOR ~~XXXX~~ Three Thousand Eight Hundred DOLLARS (\$ 3,800.00) 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 part 1es of the second part do hereby, for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to and with the said part 1es 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 first payment due on this contract shall be due and payable on the 20th day of June, 1954, in the sum of \$74.41 shall be due and payable on the 20th day of each succeeding month until paid, said payments include interest at the rate of 6% per annum.

released  
This Agreement for Warranty Deed filed Oct. 13, 1952 #40643 - filed in office of the County Clerk, Pinedale, Sublette County, Wyoming.

al Bank  
Payable at the office of Rock Springs Nation with interest at the rate of per cent per annum from date. Interest payable per cent. If principal or interest is not paid when due, the same to draw 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 1es 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 part 1es 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 1es 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 part 1es of the second part agrees to keep the buildings on said premises insured in a sum not less than \$4,000.00 Dollars, in favor of and payable to part 1es 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

H. C. Widick

George D. Rowland

Marguerite L. Rowland

Merle C. Widick

Hazel F. Widick

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wyoming }  
County of Sublette } ss.

On this 17<sup>th</sup> day of June, 1954, before me personally appeared George D. Rowland, Marguerite L. Rowland, Merle C. Widick, Hazel F. Widick to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his 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 17<sup>th</sup> day of June, A. D. 1954.

Notary Public.

My commission expires on the 3<sup>rd</sup> day of January, A. D. 1955.

*Sublette County*