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AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HALL COMPANY, CHICAGO 64508—3M—12-53

THIS AGREEMENT, Made and entered into this 10th day of November 1954, by and between Elton Cooley, for himself, and as attorney in fact for Almira Cooley,
his wife,
of Linedale, Sublette County, State of Wyoming, of the first part, and
John M. Sulenta and Grace Sulenta, husband and wife

of Linedale, 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 and 00/100 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 1st of the
second part, 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 the said part 1st
heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said
part 2nd of the second part by a good and sufficient Warranty Deed, subject, however, to all of the taxes of A. D.
1922 and subsequent taxes, to and for the following described real estate, situated in Sublette County,
State of Wyoming, to-wit:

All of Lots One (1), Two (2), Three (3) and Four (4),
Block Six (6), Cooley 2nd Addition to the Town of Linedale, Linedale,
Wyoming, as the same appears of record on the official plat thereof,
on file in the Office of the County Clerk, and Ex-Officio Register of
Deeds, Sublette County, Wyoming, together with all appurtenances there-
unto appertaining.

SOLD FOR Eighteen Hundred and 00/100 DOLLARS (\$ 1,800.00)
and to include all improvements now on said property and such other improvements as may hereafter be placed on said prem-
ises, 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, adminis-
trators and assigns, covenant, promise and agree to and with the said part 1st of the first part, 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 the said part 1st
due, as follows, to-wit:

Three equal payments, in the amount of Four Hundred Thirty-
Three and 33/100 (\$433.33) Dollars, together with accrued interest, the
first of said payments due May 10, 1955, the second of said payments due
November 10, 1955, and the third and final payment due May 10, 1956.

Payable at the office of Elton Cooley with interest at the rate of 6 per cent per annum from date.
Interest payable annually if principal or interest is not paid when due, the same to draw 6 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 1st of the
second part, heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on
their part to be performed, then said part 1st of the first part, 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 1st 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 2nd of the second part agrees to keep the buildings on said premises insured in a sum not less than 10
Dollars, in favor of and payable to part 1st of the first part, as 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

Almira Cooley by: Elton Cooley

John M. Sulenta
Grace Sulenta

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wyoming

County of Sublette

On this 10th day of November 1954, before me personally appeared
Elton Cooley, for himself, and as attorney in fact for Almira Cooley, his
wife, and John M. Sulenta and Grace Sulenta, husband and wife
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 10th day of November, A. D. 1954
Robert W. Jones Notary Public.

My commission expires on the 13th day of May, A. D. 1954.

