

THIS AGREEMENT, Made and entered into this 17th day of December 1952 by and between James P. Jensen and May Jensen, his wife

of Sublette County, State of Wyoming, of the first part, and Arthur Seaton and Lenore Seaton, his wife, as joint tenants.

of Sublette County, State of Wyoming, of the second part, and WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 900.00) DOLLARS

Nine Hundred and No/100— 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 ^{1/2} of the second part, ^{1/2} heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on ^{1/2} part to be kept and performed; do hereby for ^{1/2} themselves, ^{1/2} and ^{1/2} of the second part by a good and sufficient Warranty Deed, subject, however, to ^{1/2} of the taxes of A. D. 1953, and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Lots 2 and 3, S1/2 NW1/4, NE1/4 SW1/4, Section 30; T. 34 N. R. 110 W., 6th P. M. subject to reservations in United States patent and subject to all legally established rights of way for roads and highways.

SOLD FOR Twenty-five Hundred DOLLARS (\$ 25.00) 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 ^{1/2} of the second part do hereby, for ^{1/2} themselves and ^{1/2} their heirs, executors, administrators and assigns, covenant, promise and agree to and with the said part ^{1/2} of the first part, ^{1/2} 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:

\$500.00 on December 10, 1953;
500.00 on December 10, 1954;
500.00 on December 10, 1955;
100.00 on December 10, 1956

Payable at the office of James P. Jensen, 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 10 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 ^{1/2} of the second part, ^{1/2} heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on ^{1/2} part to be performed, then said part ^{1/2} of the first part, ^{1/2} 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 ^{1/2} 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 ^{1/2} of the second part agree, to keep the buildings on said premises insured in a sum not less than \$1000.00 Dollars, in favor of and payable to part ^{1/2} of the first part, as ^{1/2} interests may appear.

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

In presence of

James P. Jensen
May Jensen

X James P. Jensen
X May Jensen
X Arthur Seaton
X Lenore Seaton

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wyoming
County of Sublette } ss.

On this 17th day of December 1952, before me personally appeared James P. Jensen and May Jensen, his wife

to me personally known to be the person ^{1/2} described in and who executed the foregoing instrument and acknowledged that they ^{1/2} executed the same as ^{1/2} 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 official seal, this 17th day of December 1952, A. D. 1952.

Sophie M. Sturtevant Notary Public

My commission expires on the 20th day of June, A. D. 1956