

**AGREEMENT FOR WARRANTY DEED—FORM NO. 14**

THIS AGREEMENT, Made and entered into this 18th day of July 1957, by and between Robert B. Walker, a single man,

of Pineale Sublette County, State of Wyoming, of the first part, and  
 Forster Roberts, Jr.,

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

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

Five Hundred and Thirty - 530 - Dollars, for and in consideration of the sum of \$ 500.00 - FIVE HUNDRED AND THIRTY - 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 of the essence, that the said party of the second part, his heirs, executors, administrators or assigns, shall, and do well and lawfully perform, execute and fulfill all the covenants and agreements hereinafter mentioned on this part to be kept and performed, due to hereby for the said party of the first part, his heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said party of the second part, his heirs, executors, administrators and assigns, a good and sufficient Warranty Deed, subject, however, to the payment of the taxes of A. B. State of Wyoming, to-wit: \_\_\_\_\_

lots Three (1) and Four ( ), Section Nineteen (19); lots Two (1) and Two (2), Section Thirty (11), Township Thirty-three (14) North, Range One Hundred Eight (102) East, S.W. 1/4, Sec. 19, Twp. 33N., R. 102E., together with all improvements and accretions, water, oil, gas, ditch and ditch rights, and everything thereunto appertaining, and a bill of sale to one John Deere Tractor, Mower #5, International, make, E & M Tractor Co., John Deere Tractor, 4 sections, and a broadcast seeder. First party reserves all mineral rights term of this contract, and will reserve an undivided one-half interest in a 160 acre farm in the land.

SOLD FOR Nine Thousand and 00/100 - - - - - DOLLARS (\$9,000.00) 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 party of the second part does hereby, for himself and his heirs, executors, administrators and assigns, covenant, promise and agree to and with the said part Y of the first part, his 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: A payment, in the amount of \$2,500.00 on or before the 15th day of December, 1932, and five equal payments of \$1,000.00 (one thousand dollars) on the 15th day of each December thereafter, until the entire balance due on the said premises, has been paid. Thirty per cent of the said debt shall be deemed to have been paid on all of the balance due on the said premises after the date of the first payment. There will be no interest until after December 15, 1932. No possession to be delivered until December 15, 1932.

Payable at the office of Robert H. Walker with interest at the rate of 6 per cent per annum from date.  
Interest payable at 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 V of the second part, <sup>14</sup> ~~the~~ heirs, executors, administrators of said part V, to perform all or either of the covenants and promises on his part to be performed, then said part V of the first part, <sup>15</sup> ~~and~~ said heirs, executors, administrators or assigns, shall have the right to declare this contract void, and thereupon to recover by distress upon the premises, or if that 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, and to recover the balance of the purchase money paid on this contract by said part V of the second part, as liquidated damages, and to take immediate possession of the premises, and to recover the balance of the purchase money on such termination of the contract as tenant or tenants holding over without permission; and to recover the damages sustained by holding over without permission, or by reason of any waste or damage committed or suffered on said premises.

The part of the second part agrees to keep the buildings on said premises insured in a sum not less than \$20,000.00 in favor of and payable to part of the first party, as interests may appear. This contract issued in duplicate and not transferable without previous consent in writing of first party first had and obtained.

In presence of

Robert B. Valdez  
Morgan Pointe, La.

## STATE OF NEW YORK

### INDIVIDUAL ACKNOWLEDGMENT

Copy of \_\_\_\_\_

On this 12th day of July

1957 , before me personally appeared

Robert A. Walker, a single man and Margie Roberts, Jr.,

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 appeal, 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 19th day of July, A. D. 1957

My commission expires on the 18<sup>th</sup> day of June 1876. A. D. 1876. Notary Public.