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AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HILLS COMPANY, DUBLIN, OHIO—2M—11-56

THIS AGREEMENT, Made and entered into this 1st day of November 1957, by and between Jennie L. McPherson, a widow,

of Sublette County, State of Wyoming, of the first part, and Raymond R. Risser and Jean B. Risser, husband and wife,

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

WITNESSETH, That the part Y of the first part, for and in consideration of the sum of (\$ 1,000.00) One thousand 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 195 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 195 hereby for THEIRSELV and HER heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said part 195 of the second part by a good and sufficient Warranty Deed, subject, however, to 195 of the taxes of A. D. 1958 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Township 33 North, Range 108 West  
Section 33: S<sub>2</sub>S<sub>4</sub>, NW<sub>1</sub>S<sub>4</sub>

Township 32 North, Range 108 West  
Section 5: NW<sub>1</sub> (including Lots 3 and 4)  
Section 6: Lot 4

together with all improvements, water, water rights, ditch, and ditch rights thereunto appertaining.

SOLD FOR Ten thousand and 00/100 DOLLARS (\$ 10,000.00) 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 part 195 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 Y 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:

In equal bi-annual payments of \$500.00, plus interest, the first of said payments to become due on July 1, 1958, and the first day of each October and July thereafter, until the entire balance is paid. April

Parties of the second part hereby reserve the right, said right being hereby granted by the party of the first part, to accelerate payments hereunder, and to pay any multiples of \$500.00, or all of the balance due or to become due hereunder, at any time during the term of this contract, and thus reduce interest.

Payable at the office of Jennie L. McPherson with interest at the rate of 1 per cent per annum from date. Interest payable semi-annually. If principal or interest is not paid when due, the same to draw 1 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 parties 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 Y 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 money paid on this contract by said part 195 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 195 of the second part agrees to keep the buildings on said premises insured in a sum not less than Dollars, in favor of and payable to part Y 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  
Jean Sells

Jennie L. McPherson  
Raymond R. Risser  
Jean B. Risser

STATE OF Wyoming }  
County of Sublette }  
On this 1st day of November 1957, before me personally appeared Jennie L. McPherson, a widow, and Raymond R. Risser and Jean B. Risser, husband and wife, to me personally known to be the person so 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 action, the 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 1st day of November, A. D. 1957. Jean Sells, Notary Public.

My commission expires on the 17th day of June, A. D. 1961.