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WARRANTY FOR BUYER OF LAND

Three Thousand and 00/100 (\$3,000.00) Dollars, together with accrued interest until in said manner the said purchase price, together with all accrued interest, has been fully paid;

When the purchase price, together with all interest accrued hereafter, has been fully paid, the Sellers will immediately deliver unto the Buyers their good and sufficient warranty deed conveying the aforesaid premises unto the Buyers free and clear of all outstanding encumbrances;

At all times hereafter the buyers shall pay all taxes and water assessments assessed through the Office of the Sublette County, Wyoming Assessor as the same become due, and further the Buyers shall insure the buildings and improvements situate on the aforesaid lands against loss by fire with a reliable insurance company and keep said insurance in force at all times during the term of this agreement, said insurance to be in a sum not less than \$20,000.00 Dollars.

The Sellers agree to furnish unto the Buyers an abstract of title of the aforesaid lands extended to the date hereof and showing a fee simple title to be vested in the Sellers free and clear of all outstanding liens and encumbrances;

The insurance against loss by fire hereinabove mentioned shall be certified or otherwise established as proven to the Sellers by the company issuing said contract of insurance, and the contract shall carry an assignment or loss payable clause in favor of the Buyers as their interest may appear;

James Jorgensen and Dorthen Jorgensen, Sellers herein, do hereby waive and release all rights accruing to them under the homestead exemption laws of the State of Wyoming.

Failure to obtain and maintain in force throughout the term of this agreement the fire insurance as hereinabove specified or to pay taxes as the same are assessed or levied against the aforesaid premises shall not terminate this agreement but shall give the Sellers the option to do so upon ten (10) days' notice of intention so to terminate, and the Sellers may pay the cost of said insurance and said taxes and the same shall be added to the purchase price aforesaid and shall accrue interest at the rate of three (3%) per cent per annum; failure to pay interest and installments upon the purchase price as hereinabove specified shall not terminate the rights of Buyers under this agreement but shall give the selling parties the option to terminate upon ten (10) days' notice to the Buyer to make good said defaults or suffer their rights herein to be terminated; in the event of termination as hereinabove provided, all sums paid under the terms of the within agreement by the Buyers to the Sellers shall be taken as the agreed rent for the use