

CONTRACT OF SALE

THIS AGREEMENT, made and entered into this 27th day of June, 1959, by and between MAX ~~WILLIAM~~ SAXTON and BETTY ~~JAN~~ SAXTON, husband and wife, hereinafter referred to as the Vendors, and RONALD SCHOOLEY and CHARLENE SCHOOLEY, husband and wife, hereinafter referred to as the Purchasers, at Pinedale, Wyoming, WITNESSETH:

The Vendors covenant and agree to sell and convey to the Purchasers and the Purchasers agree to buy from the Vendors, the following described real estate, to-wit:

A tract of land lying within the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, T. 33 N., R. 109 West of the Sixth Principal Meridian, Sublette County, Wyoming, more particularly described as follows:

Lots Nineteen (19), Twenty (20), Twenty One (21) and Twenty Two (22), Block Two (2) Nelson Addition to the town of Pinedale, Wyoming.

Subject to the restriction that said land shall never be utilized for the purpose of a junk yard, wrecking yard or similar business so long as this contract is in force.

Said sale shall be made subject to the following terms and conditions which are mutually agreed upon:

1. Purchase Price: The purchaser covenant and agree to pay to the Vendors the sum of \$1,000.00 in consideration for the conveyance of the above described property. Said sum shall be paid as follows: \$100.00 upon execution hereof, the receipt whereof is hereby acknowledged by the Vendors, and the balance remaining of \$900.00, bearing interest at the rate of six percent per annum, principal and interest to be paid in equal monthly installments of \$50.00 per month, the first of said payments to be due and payable on the 1st day of August, 1959, and subsequent payments to be made on the 1st day of each succeeding month thereafter until principal and interest have been paid in full.

2. Conveyance: The Vendors agree to execute a good and sufficient warranty deed conveying the above described property to the Purchasers and deposit said ~~Warranty~~ Warranty Deed in escrow with the law firm of Robert Seivers, Pinedale, Wyoming, to be delivered to the Purchasers upon the occurrence of one of the following conditions:

a. Acknowledgment by the Vendors in Writing that the above mentioned purchase price has been paid in full by the Purchasers:

b. Presentment by the Purchasers to the Escrow Agent of good and sufficient evidence showing the payment by the Purchasers to the Vendors of the purchase price, as set forth above, in full.

3. Taxes: Purchasers agree to pay all taxes and charges levied against said property during the term of this contract, and in the event the Purchasers fail to so pay such taxes and charges that may be assessed, the Vendors may, at their option pay such taxes and charges, ~~the balance of the purchase price~~ and any amount made in such payment shall be added to the total purchase price as set forth above, to bear ~~the~~ interest as does the purchase price. The Vendors agree to forward the tax notices and water assessment notices to the Purchasers upon receipt of the same by the Vendors.

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RECORDED	<u>April 20</u>	1960	10:45 A.M.
IN BOOK	<u>19</u>	<u>Miscellaneous</u>	PAGE <u>43</u>
FEES \$	<u>2.00</u>	<u>144</u>	COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING			