

THIS AGREEMENT, Made and entered into this 4th day of June 1960, by and between Louis Samora, Sr. & Doris Samora, husband and wife and Dan Samora, Sr. a single man and Dan A. Samora, Jr., a single man of Sublette County, State of Wyoming, of the first part, and

Floyd E. Bousman

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

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$1,000.00) One thousand and no/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 party of the second part, his 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 hereby for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said part of the second part by a good and sufficient Warranty Deed, subject, however, to all of the taxes of A. D. 1960 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Lots 1 and 2, and S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, Twp. 32N., R. 108W., containing 150.44 acres, more or less and

Lot 4 (being the NW $\frac{1}{4}$ NW $\frac{1}{4}$); and S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 3, Twp. 32N., R. 108W. in Wyoming, containing 115.37 acres, more or less

A total of acreage of 265.81 acres, more or less, according to government survey

Together with all water and water rights, ditches and ditch right, canals, reservoirs, improvements, situate thereon, and all Taylor Grazing rights, and subject to the provisions of the U.S. Patents covering & affecting said lands.

SOLD FOR Eighteen thousand five hundred DOLLARS (\$18,500.00) 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 parties 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: One payment in the sum of \$17,500.00 without interest on or before the 20th day of June, 1960. It is the understanding of all parties that this contract constitutes an option only for the period to and including June 20, 1960, and if the sellers fail to produce an abstract showing merchantable title on or before that date then party of the second part shall have his downpayment refunded. If party of the second part fails to make the before mentioned payment on or before June 20, 1960, then parties of the first part will retain said downpayment and this contract will terminate.

Payable at the office of Robert W. Sievers with interest at the rate of 10 per cent per annum from date. Interest payable . If principal or interest is not paid when due, the same to draw 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 party of the second part, heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on part to be performed, then said party of the first part, 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 party 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 party 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 party 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

Floyd E. Bousman
Party of Second Part

Louis Samora, Sr.
Doris Samora
Dan A. Samora, Jr.

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF WYOMING,
County of Sublette

ss.

On this 4 day of June 1960, before me personally appeared Louis Samora, Sr. & Doris Samora and Dan Samora, Sr. and Dan A. Samora, Jr.

and Floyd E. Bousman to me personally known to be the person 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 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 4 day of June, A. D. 1960.

My commission expires on the 7 day of January, A. D. 1963. County Seal
Notary Public

CLERK
SUBLETTE COUNTY