

afore-described lands in which the Seller owned the mineral rights. It being expressly agreed and understood that all delay rentals shall be the property of the Purchasers.

b. EXCEPTING AND RESERVING to the Seller, Harry H. Rahm, ^{his heirs and assigns forever,} an undivided one-half interest in and to all minerals, other than oil, gas and hydrocarbons, produced and sold from the afore-described lands in which the Seller owns the mineral rights.

c. EXCEPTING AND RESERVING to the Seller, Harry H. Rahm, the right to enter and fish upon said premises during his lifetime, together with such right of ingress and egress to and from said streams, over said lands, as may be reasonably necessary and proper to exercise said fishing rights.

d. EXCEPTING, RESERVING AND GRANTING to the Seller's brothers and sisters, their husbands, wives, and their children, during their lifetime, the right to enter and fish upon said premises, together with such right of ingress and egress to and from said streams, over said lands, as may be reasonably necessary and proper to exercise said fishing rights.'

- (2) Sufficient documentary stamps to make said transfer, on the date of the last payment due hereunder by the Purchasers.
- (3) A Bill of Sale transferring and conveying all of said personal property to the Purchasers.
- (4) The State Lease properly assigned.

13. The ROCK SPRINGS NATIONAL BANK, Rock Springs, Wyoming, shall be, and act as, ESCROW AGENT, with the following powers, duties, and authority, viz:

- (a) To receive from the Purchasers all payments due under the terms hereof, and to deposit same to the account of the Seller;
- (b) Deliver to the Purchasers the Bill of Sale upon payment without default of the first ten (10) yearly payments provided for in Paragraph Three of this Agreement;
- (c) To deliver to the Purchasers the Abstracts of Title, Warranty Deed, Documentary Stamps, and State Lease mentioned herein, upon payment by the Purchasers of all sums due under the terms of this Agreement, and upon performance of the Purchasers of all of the terms and conditions to be kept and performed by the Purchasers; and