

AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HILLS COMPANY, SHERIDAN 97384—3M—11 58

THIS AGREEMENT, Made and entered into this 13th day of June 1959, by and between Elton Cooley and Elton Cooley, as attorney in fact for Almira Cooley,
his wife,
of Pinedale Sublette County, State of Wyoming, of the first part, and
George Puzanich & Co.

of _____ County, State of California, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 300.00)
Three hundred 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 Y of the
second part, his heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and
agreements hereinafter mentioned on his 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
party of the second part by a good and sufficient Warranty Deed, subject, however, to one-half of the taxes of A. D.
1959 and subsequent taxes, to and for the following described real estate, situated in Sublette County,
State of Wyoming, to-wit:

SOLD FOR Thirty-two hundred fifty and 00/100 -- DOLLARS (\$ 3,250.00)
and to include all improvements now on said property and such other improvements as may hereafter be placed on said prem-
ises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the part Y of the second part do es hereby, for himself and his heirs, executors, adminis-
trators and assigns, covenant, promise and agree to and with the said part ies 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: Five equal yearly payments in the amount of \$590, plus
interest, the first of said payments being due on or before the 13th day of
June, 1960, and like payments on the 13th day of June thereafter, until the
entire balance due or to become due hereunder, in the amount of \$2950, has
been paid, party of the second part hereby reserves the right, said right
being hereby granted by parties of the first part, to accelerate payments
due or to become due hereunder and to pay any multiple of \$100 at any time
during the term of this contract and thus reduce interest.

Payable at the office of Elton Cooley with interest at the rate of 6 per cent per annum from date.
Interest payable annually. If principal or interest is not paid when due, the same to draw 6 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 part Y of the
second part, his heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on
his part to be performed, then said part ies 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 moneys paid on this contract by said part Y 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 Y of the second part agrees to keep the buildings on said premises insured in a sum not less than no
Dollars, in favor of and payable to part _____ 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

Elton Cooley
Almira Cooley by: Elton Cooley
Her attorney in fact.

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF WYOMING,
County of Sublette } ss.

On this 13th day of June 1959, before me personally appeared
Elton Cooley and Elton Cooley, as attorney in fact for Almira Cooley,
his wife,

to me personally known to be the person S 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 notarial seal, this 13th day of June, A. D. 1959
Jean Sells Notary Public.

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